



## 5 Aston Road, Standon. SG11 1PX

Guide Price **£485,000**

Having been the subject of considerable improvement during the seller's ownership, this lovely family home sits on a wide plot, with a detached garage, large, timber clad brick built outbuilding and lovely landscaped rear garden, with some fabulous views over East Herts countryside beyond. There is further scope to extend should an incoming buyer wish to do so. (subject to the usual planning consents) The stylish accommodation is beautifully presented with a modern neutral decor and features gas central heating and double glazing throughout. The layout comprises: Entrance hall, living room, superb kitchen/dining room; complete with integrated appliances and downstairs cloakroom/W.C. Upstairs there are three bedrooms and a contemporary family bathroom.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver  
Minton**  
Village & Rural Homes

## Location

Standon is a highly sought after village just to the north of Ware. Just a short walk away from the house are recreational grounds, a community centre and well regarded first and middle schools.

The pretty High Street offers family run businesses that include a village store/ sub-post office and bakers, plus two public houses and the parish church.

Pearces Farm Shop sits on the outskirts of the village, with an excellent cafe and offers pick-your-own fruit in the summer.

For the commuter, stations in Ware and Bishops Stortford are around 6 miles distant, serving London Liverpool St. and Stratford East.

## Accommodation

Front door opening to:

### Hall

Stairs rising to first floor. Double glazed window to side. Radiator. Door to:

### Living Room

5.19m into bay x 4.69m max (17'0" into bay x 15'4"

Lovely light and bright room with wide double glazed bay window to front. Radiator. Built-in shelving. Two radiators. Quality wood laminate flooring. Door to:

### Kitchen/Dining Room

5.63m x 3.43m > 2.29m (18'5" x 11'3" > 7'6")

Superbly fitted with a modern range of 'midnight blue' wall and base units with clean contemporary white worksurfaces and matching splash backs. Full range of integrated appliances to include: Fan oven and separate grill, induction hob with extractor fan above, tall fridge/freezer, dishwasher, washing machine and tumble dryer. Inset sink with mixer tap. Double glazed window to rear. The dining area has ample space for a table and chairs. Double glazed full height window to side and double doors opening to the garden. Quality laminate flooring features throughout the room. Door to:

### Guest Cloakroom/W.C

Modern white suite: Low flush w.c. Wall mounted wash hand basin. Wood laminate flooring. Frosted double glazed window.

### First Floor

Landing with double glazed window to side. Loft hatch with pull down ladder. Loft is boarded with power and light connected and also houses the 'Vaillant' gas fired boiler.



**Bedroom One**

3.83m x 3.25m (12'6" x 10'7")

Double glazed window to front. Radiator.

**Bedroom Two**

3.72m x 2.97m (12'2" x 9'8")

Double glazed window to rear with lovely views across the surrounding countryside. Radiator. Recessed storage cupboard.

**Bedroom Three**

2.63m x 2.17m (8'7" x 7'1")

Double glazed window to front. Radiator. Built-in over stairs wardrobe cupboard.

**Bathroom**

Contemporary white suite: Deep oversize bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard below. Low flush w.c. with concealed cistern. Heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

**Exterior**

To the front of the house there is a brick paved and gravel drive providing parking for two vehicles, which in turn leads to the garage. Double wooden gates leading to the rear.

**Garage**

Detached single garage with electronically operated roller shutter door. Power and light connected. Personal door opening to the rear garden.

**Rear Garden**

Landscaped, well planned rear garden. Enclosed to all boundaries. To the immediate rear are steps down to a full width, flagstone terrace, ideal for outdoor entertaining. Flower/shrub beds are retained by sleepers and take you down to a lawned area. To the far rear, there is a 'safe surface' play area for the children.

**Outbuilding**

3.31m x 2.33m (10'10" x 7'7")

Timber clad, brick built outbuilding with Upvc double glazed window and door. Power and light connected.

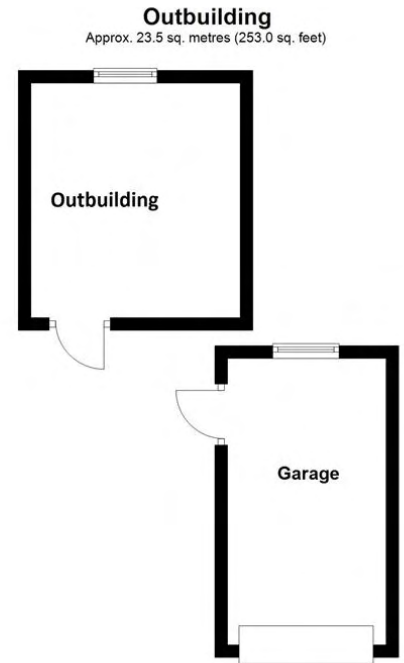
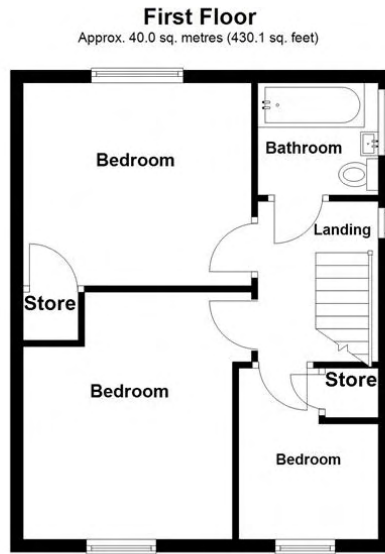
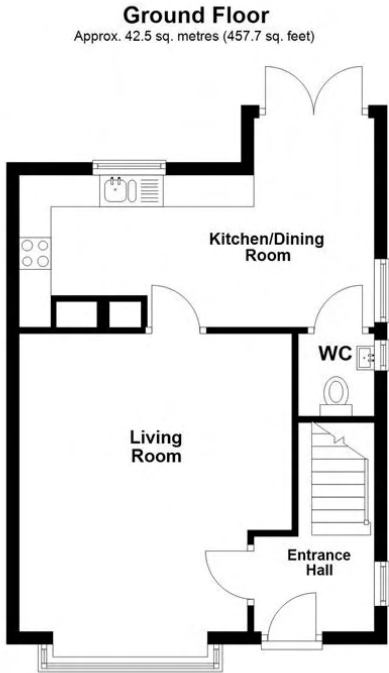
**Services**

All mains services connected. 'Vaillant' gas fired combination boiler serving domestic hot water and heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

**Aston Road**

01920 822999

[puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

<https://www.oliverminton.com/>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616