



Elliot Heath
ESTATE AGENTS

4 Stortford Road, Standon
Guide Price **£475,000**

4 Stortford Road

Standon, Ware

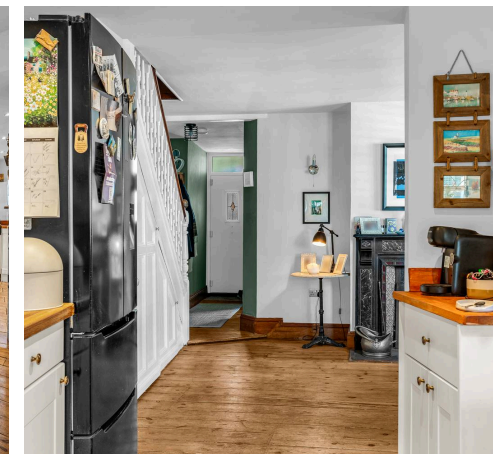
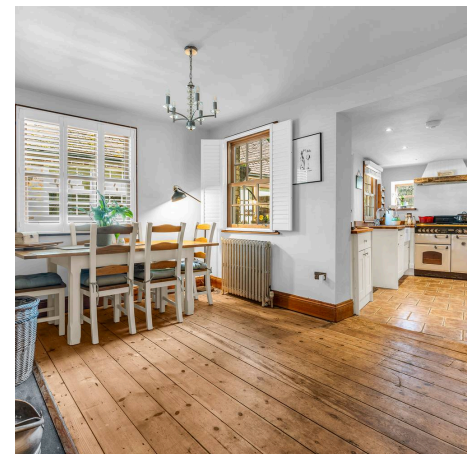
Elliot Heath present this charming 3-bed character cottage near Standon High Street, featuring period details, 2 reception rooms with attractive fireplaces, courtyard garden, & private gated parking.

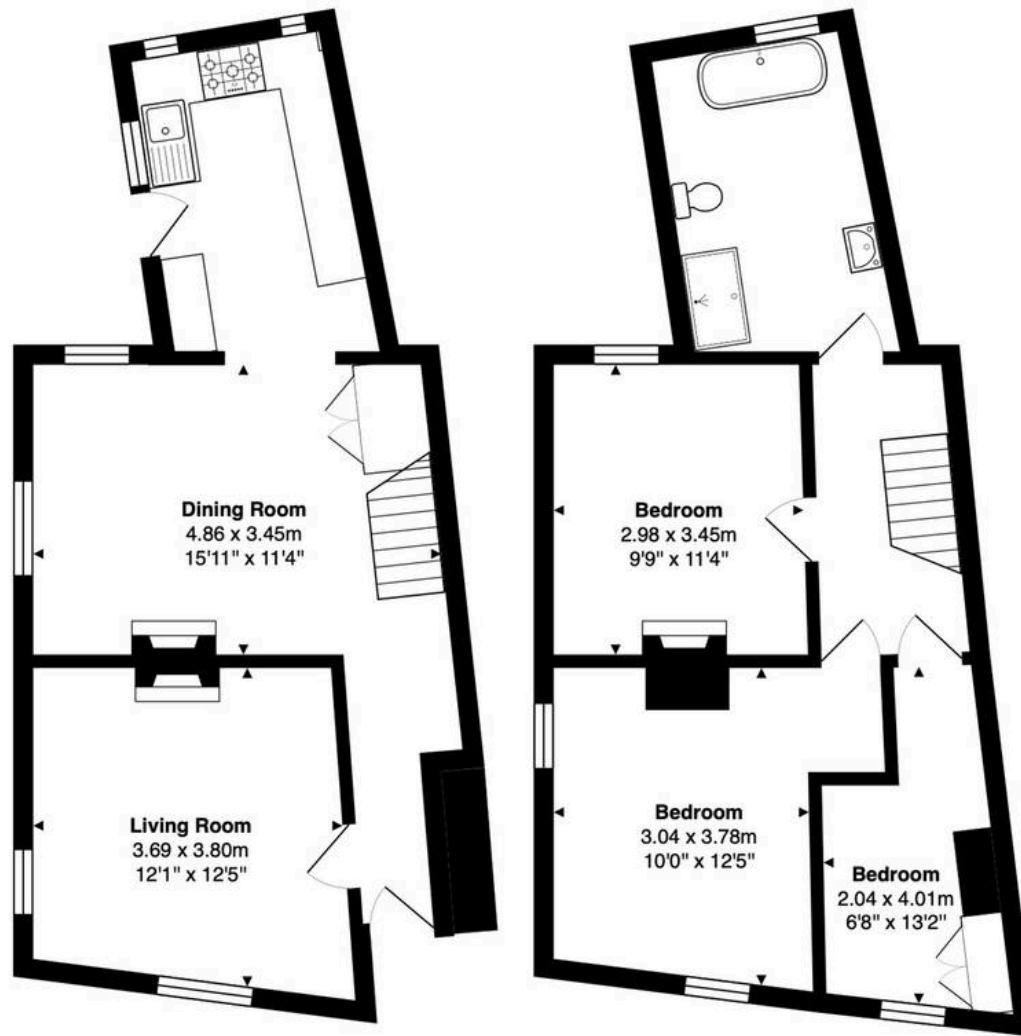
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Ground Floor
 Area: 43.6 m² ... 469 ft²

First Floor
 Area: 44.4 m² ... 478 ft²

Total Area: 88.0 m² ... 947 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With wood flooring, radiator, access to:

Living Room

12' 1" x 12' 6" (3.69m x 3.80m)

With sash style window to front and side aspect, attractive fireplace, radiator.

Dining Room

15' 11" x 11' 4" (4.86m x 3.45m)

Dual aspect with sash style windows to side and rear aspect with fitted shutters, stairs rising to first floor landing, under stairs storage cupboard, attractive fireplace, radiator, open to:

Kitchen

With sash style window to rear aspect, two windows to side aspect and composite stable door giving access to the rear courtyard garden. Fitted with a range of base storage units with wood work surfaces over incorporating Butler style sink and drainer unit, fitted shelving, space for range style cooker with extractor over, integrated appliances, integrated dishwasher, space and point for fridge/freezer, tiled flooring.

First Floor Landing

With loft access and doors to:

Bedroom One

10' 0" x 12' 5" (3.04m x 3.78m)

Dual aspect with sash style windows to front and side aspect, radiator.

Bedroom Two

9' 9" x 11' 4" (2.98m x 3.45m)

With sash style window to rear aspect with fitted shutters, feature fireplace, radiator.



Bedroom Three

6' 8" x 13' 2" (2.04m x 4.01m)

With sash style window to front aspect, radiator, fitted wardrobe cupboards housing a combination boiler.

Bathroom

With sash style window to rear aspect. Fitted with a suite comprising roll top bath, separate shower cubicle, vanity unit with inset wash hand basin, high flush wc, tiled splash back areas, Karndean flooring, stainless steel towel rail/radiator.





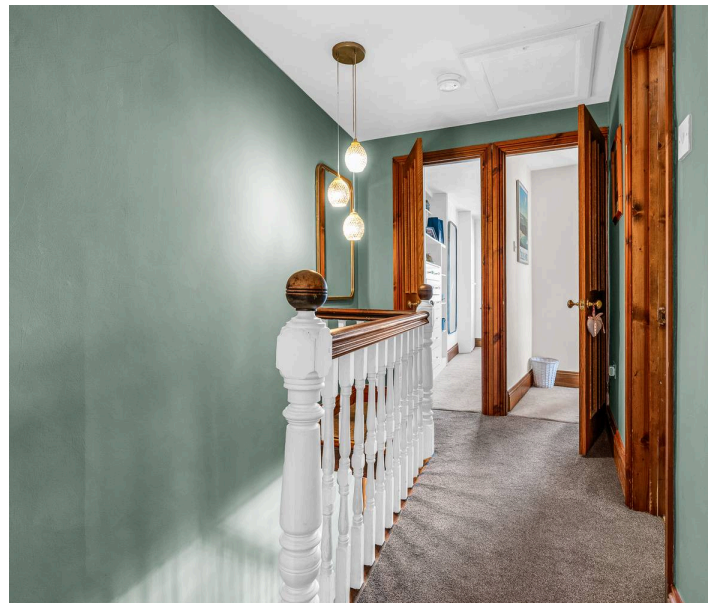
GARDEN

The property benefits from a private courtyard garden with electric sockets and outside tap.

SECURE GATED

1 Parking Space

Private parking through a electric gated entrance at the back of the property.







Elliot Heath Estate Agents

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