



12, Hawken Close, Ware  
SG11 1FD  
Asking Price £735,000

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## 12 Hawken Close, Standon, Ware, SG11 1FD

Set within a quiet and highly regarded cul-de-sac in the heart of the sought-after village of Standon, 12 Hawken Close is a beautifully appointed and impeccably presented detached family home, constructed in 2021 and occupying what is arguably one of the finest positions on the road. Enjoying uninterrupted views across open fields to the front, the property offers a wonderful sense of space and semi-rural charm, rarely found on a modern development. Built to a high specification and thoughtfully designed for modern family living, the accommodation is both stylish and well-balanced. The ground floor is accessed via a welcoming entrance hall which leads through to a generous and elegant lounge, perfect for both relaxing and entertaining. The true heart of the home is the stunning open-plan kitchen/dining/living space. Beautifully finished and flooded with natural light, this impressive room provides a superb social hub with ample space for dining and everyday family life, complemented by contemporary fittings and a seamless flow to the rear garden. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom suite enjoys its own stylish en-suite shower room, as does the second bedroom, making it ideal for guests or older children. Two further bedrooms are served by a modern and well-appointed family bathroom, all finished to a high standard in keeping with the rest of the home. Externally, the property benefits from a beautifully enclosed, south-facing walled rear garden. To the side, there is a garage along with driveway parking.

The property is located towards the end of this quiet residential cul de sac in the heart of the sought after village of Standon. The village offers a thriving community with excellent local facilities including 2 village stores, a choice of pubs, tennis club and a village primary school. The nearby towns of Hertford, Ware and Bishops Stortford are all within a short drive offering more extensive shops, restaurants and mainline train stations serving London, along with a choice of excellent schooling for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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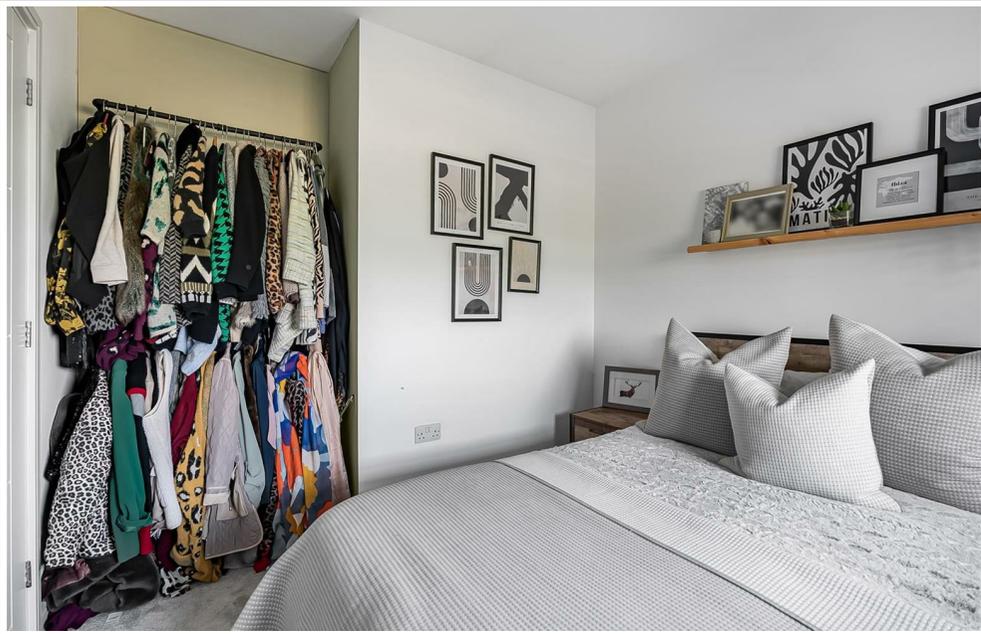




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**Approximate Gross Internal Area 1358 sq ft - 126 sq m  
(Excluding Garage)**

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 679 sq ft – 63 sq m

Garage Area 175 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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