



**Elliot Heath**  
ESTATE AGENTS

**3 Church Fields, Standon**  
Guide Price £650,000

## 3 Church Fields

Standon, Ware

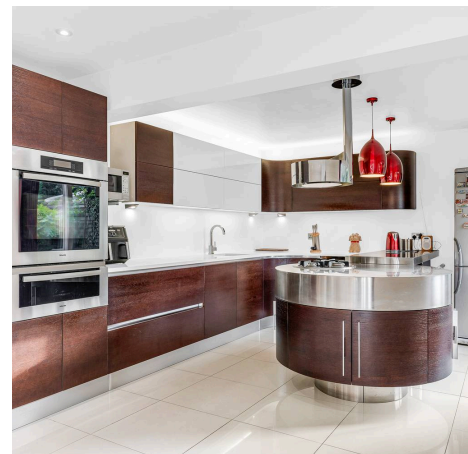
Delightful 4-bed detached home with vaulted ceilings, conservatory, bespoke kitchen, garden, and garage. Quiet cul-de-sac in sought-after Standon village with amenities, schools nearby, and access to major towns and transportation links. Call for viewing: 01920 293333.

Council Tax band: F

Tenure: Freehold

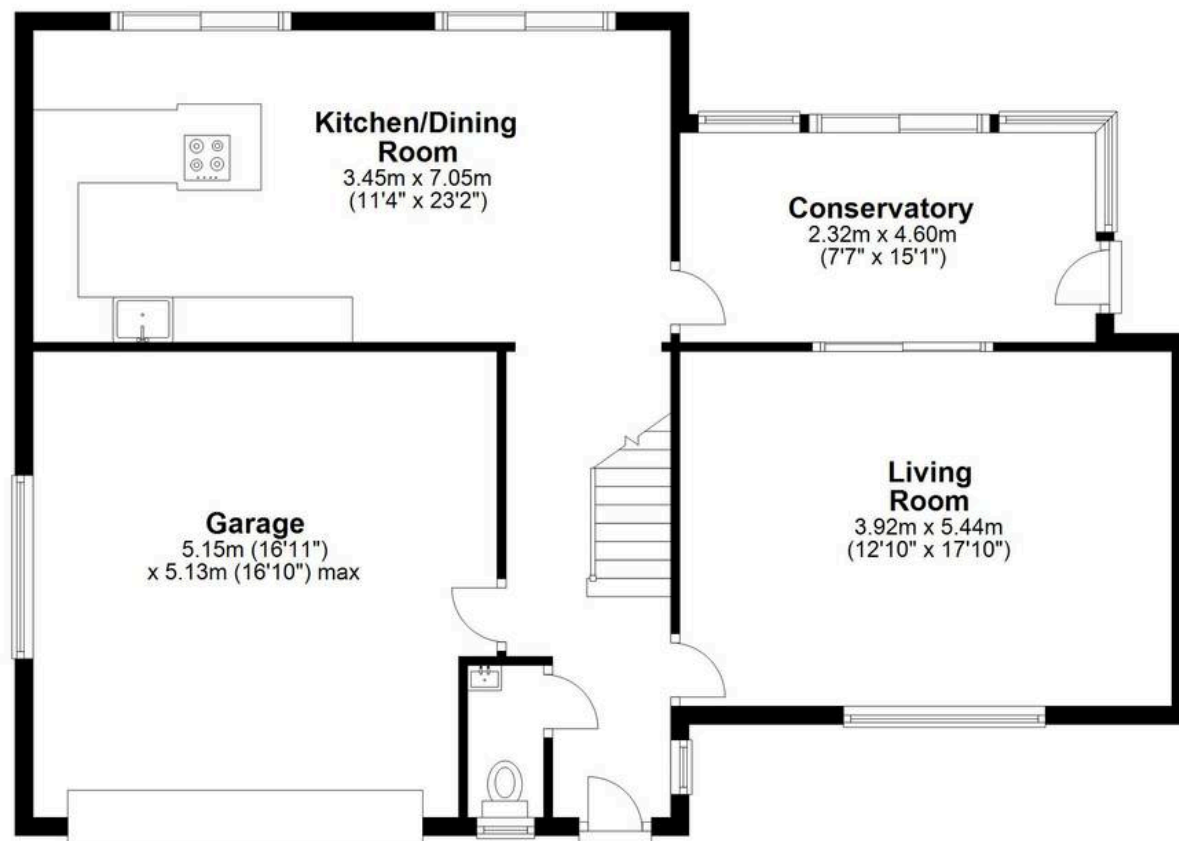
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



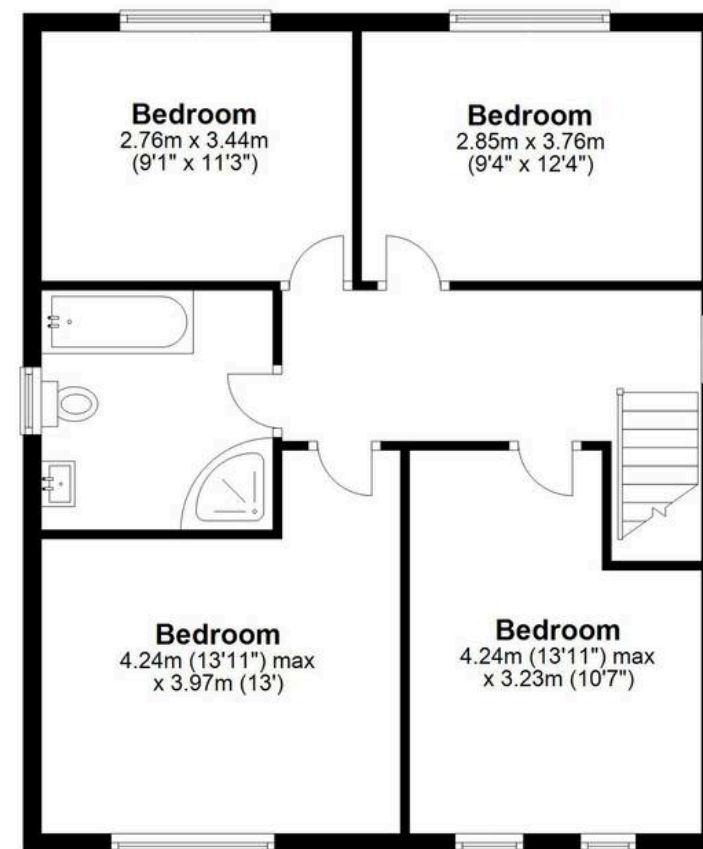
## Ground Floor

Approx. 94.4 sq. metres (1016.4 sq. feet)



## First Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 159.5 sq. metres (1716.7 sq. feet)

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](http://www.matthewkyle.co.uk)

### Entrance Hall

With double glazed window, stairs rising to first floor landing, Karndean flooring, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising infrared dual flush ultra hygienic toilet system, wash hand basin, radiator.

### Living Room

12' 10" x 17' 10" (3.92m x 5.44m)

With double glazed window to front aspect, Karndean flooring, radiator, vaulted ceiling, glazed sliding doors to:

### Conservatory

7' 7" x 15' 1" (2.32m x 4.60m)

Of double glazed construction opening onto the rear garden, tiled flooring.

### Kitchen/Dining Room

11' 4" x 23' 2" (3.45m x 7.05m)

With two sets of double glazed doors opening onto the rear garden. Comprehensively fitted with bespoke wall and base storage units to include pull out larder and pan drawers with sensory lighting, Quartz work surfaces over incorporating a sink and drainer unit, stainless-steel work area with gas hob and circular peninsular unit having rotating base cupboards under and contemporary extractor fan over, integrated dishwasher, built in double oven, space for fridge/freezer and washing machine, tiled flooring, radiator.

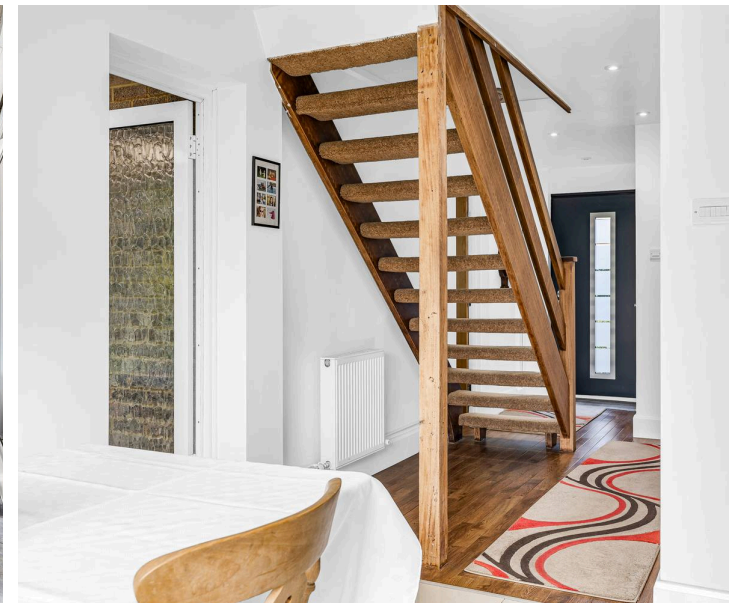
### Spacious First Floor Landing

With double glazed window to side aspect, radiator, loft access, doors to:

### Bedroom One

13' 11" x 13' 0" (4.24m x 3.97m)

With double glazed window to front aspect, vertical radiator, wood effect flooring.



**Bedroom Two**

13' 11" x 10' 7" (4.24m x 3.23m)

With two double glazed windows to front aspect, radiator, wood effect flooring.

**Bedroom Three**

9' 4" x 12' 4" (2.85m x 3.76m)

With double glazed window to rear aspect, radiator.

**Bedroom Four**

9' 1" x 11' 3" (2.76m x 3.44m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, infrared dual flush ultra hygienic toilet system, wall hung wash hand basin, tiled splash back areas, wood effect flooring, heated towel rail.





## FRONT GARDEN

Front garden planted with mature shrubs and gated access to the rear garden.

## REAR GARDEN

The stunning rear garden is of a very generous size and heavily stocked with mature plants and shrubs, patio seating area, attractive pond, timber garden shed.

## DRIVEWAY

2 Parking Spaces

Driveway providing off street parking which in turn gives access to the double garage.

## DOUBLE GARAGE

2 Parking Spaces

Attached double garage with electric roller door to front aspect, window to side aspect and personnel door to the entrance hall. Gas fired boiler.







## Elliot Heath Estate Agents

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