



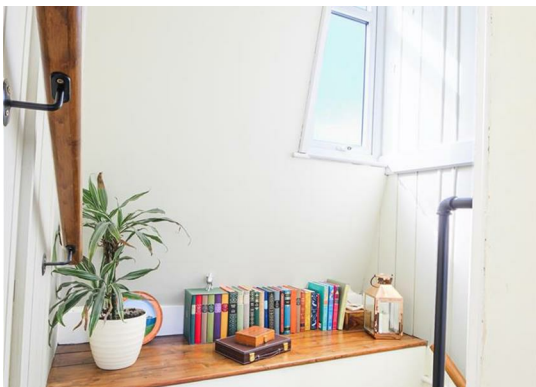
£395,000

Stortford Road, Standon

KI Keith Ian
KI

Stortford Road, Standon, SG11 1LZ

**** OFFERED WITH NO UPWARD CHAIN **** *Wonderfully presented period property, offering a lovely blend of character features combined with sympathetic and stylish improvements throughout, tucked away on the eastern fringe of Standon village, adjoining countryside, yet within walking distance of picturesque High Street and it's shops and pubs. The property comprises 3 Good sized Bedrooms, Dual aspect Lounge with log burning stove, Re-fitted Kitchen/Diner, Gf Shower Wc, Ff Bathroom Wc, Gas central heating, uPVC Double glazed windows, Pleasant gardens front and rear.*





Entrance door to:

Entrance lobby

Tiled flooring, radiator and fitted base units with space for washing machine and tumble dryer. Open aspect to:

Kitchen/Diner

21'7" x 9'5"

Re-fitted with a stylish range of wall and base units with work surfaces. inset ceramic sink drainer, with space for fridge/freezer and range cooker., cupboard housing Ideal gas boiler, tile flooring with integrated underfloor heating and window to rear aspect. Carpeted stairs rising to the first floor. Door to:-

Lounge

16'2" x 11'8"

Dual aspect room with window to front and window & door to rear, fireplace with log burning stove inset, fitted carpet, radiator, tv point, storage cupboard.

Ground floor Shower Wc

Comprising shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tile flooring, obscure glazed window to front.

First floor landing

Fitted carpet, window to front, access to loft, cupboard housing megaflo style water cylinder. Door to:

Bedroom One

11'10" x 9'3"

Window to rear aspect, fitted carpet, radiator, feature corner fireplace.

Bedroom Two

10' x 9'3"

Window to rear aspect, fitted carpet, radiator, feature corner fireplace.

Bedroom Three

9'6" x 9'3"

Window to front aspect, fitted carpet, radiator.



Bathroom Wc

Re-fitted 3 piece suite comprising roll top bath, wash hand basin, low level wc, tiled splash backs, tile flooring, obscure glazed window to front.

Exterior

REAR GARDEN approx 60ft in length, mainly laid to lawn with paved patio and path. Wooden shed. Gated access to rear.

FRONT COURTYARD GARDEN Views over farmland.

Agents note

Council tax band D £2,073.24 (subject to change)

what3words: ///appetite.putty.shortcuts



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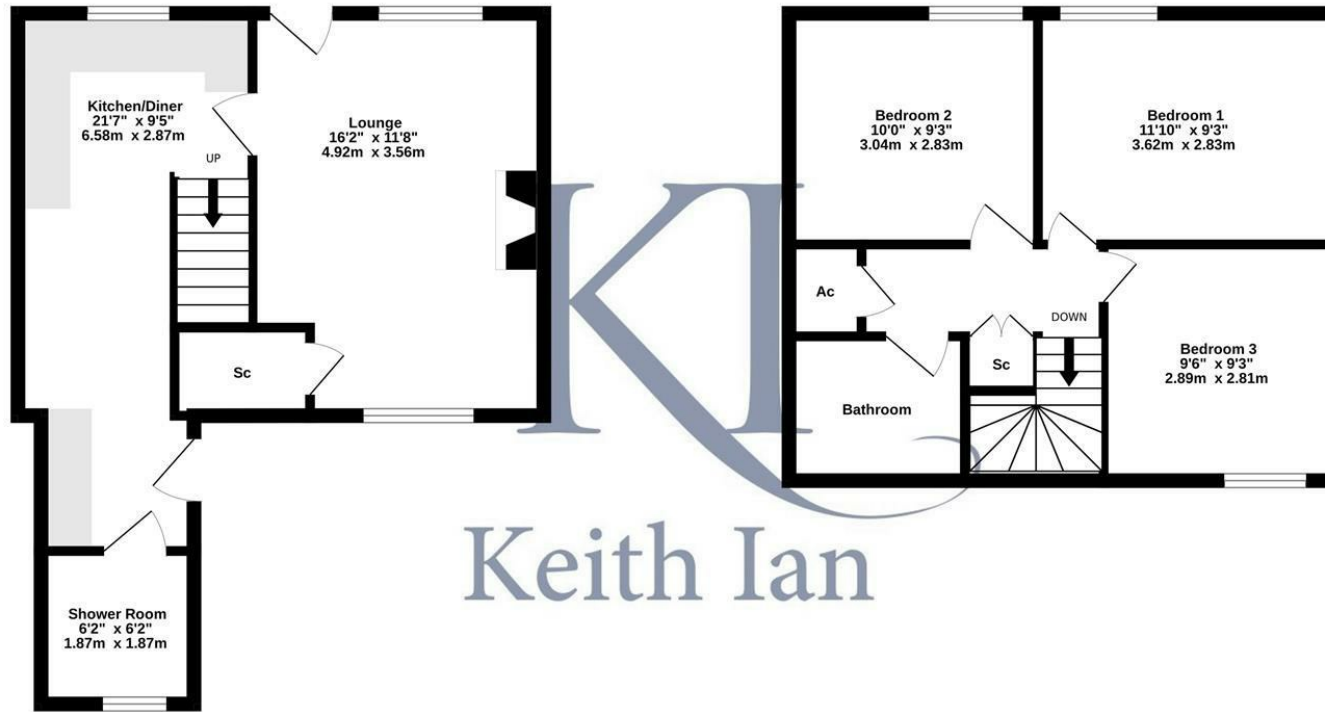




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Ground Floor
405 sq.ft. (37.6 sq.m.) approx.

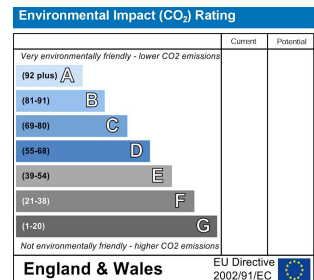
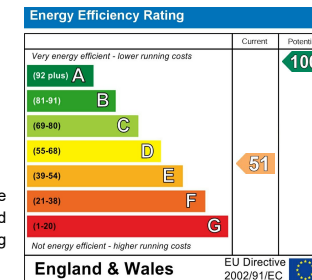
1st Floor
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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