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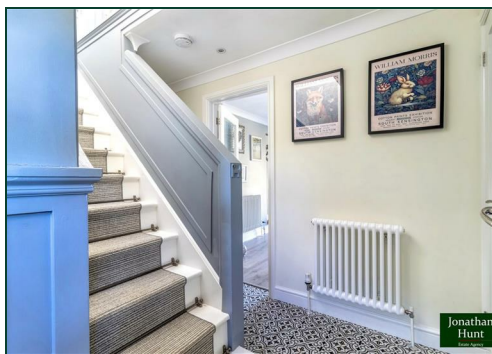
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Estate Agency



18 Plashes Close, Standon, Ware, SG11 1QE

Asking Price £550,000

A spacious and extended four-bedroom semi-detached home offering flexible living and a fantastic garden. Bedroom four sits on the ground floor, making it ideal for multi-generational living, a home office or a dedicated playroom.

The property features a large, sunny garden and off-street parking for several vehicles, along with a brilliant garden room currently used as a bar and gym. Inside, the generous lounge sits alongside a separate dining/family room, a well-appointed kitchen, and a ground-floor WC.

Upstairs, there are three good-sized bedrooms and a modern family shower room. The garden is a real highlight — sun-filled, with multiple seating areas, a lawn, vegetable patch and a sheltered patio perfect for a hot tub. The garden room offers superb versatility as a bar, gym or home office.

A great family home with excellent space, flexibility and a garden designed for entertaining.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL 10'0" x 5'10" (3.07 x 1.79)

LOUNGE 16'5" x 11'5" (5.02 x 3.5)

RECEPTION ROOM 11'11" x 10'11" (3.65 x 3.35)

DINING ROOM 11'10" x 11'10" (3.62 x 3.61)

PRINCIPAL BEDROOM 12'4" x 11'10" (3.78 x 3.61)

KITCHEN 14'9" x 7'2" (4.51 x 2.19)

BEDROOM TWO 11'11" x 10'7" (3.65 x 3.25)

BEDROOM THREE 11'8" x 8'5" (3.56 x 2.59)

BEDROOM FOUR 8'7" x 7'10" (2.62 x 2.4)

SHOWER ROOM 6'0" x 5'6" (1.85 x 1.70)

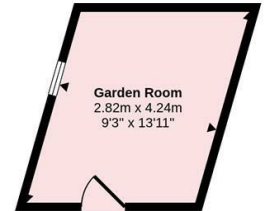
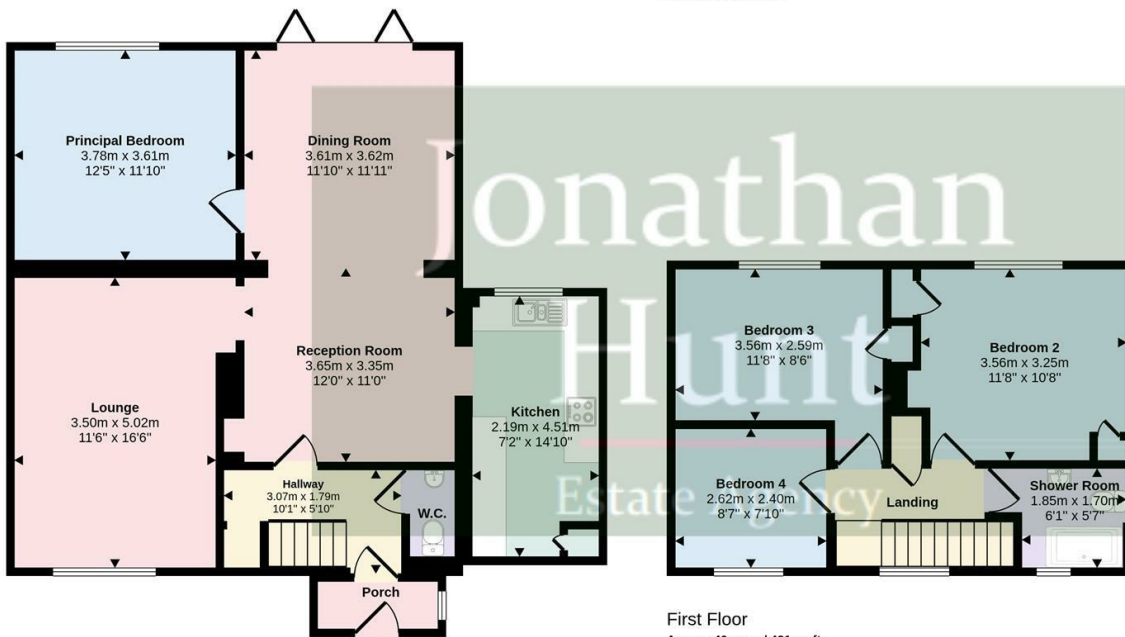
GARDEN ROOM 13'10" x 9'3" (4.24 x 2.82)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
132 sq m / 1420 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.