



**Oliver
Minton**
Sales & Lettings

**3 Meadow Walk,
Standon**

Herts SG11 1QT

Price Guide £710,000

Oliver Minton Village & Rural Homes are delighted to offer this superbly presented CHAIN FREE detached family house with stylish and contemporary accommodation over three storeys. The property is perfectly situated for the amenities of both Standon and Puckeridge villages. In recent years the rear extension and loft conversion have brought the house up to 1751 sq ft and features include: hallway, modern contemporary fitted wet room, family room, wonderful open-plan kitchen/dining/living room, study/utility room, top floor principal bedroom with walk-in wardrobe and luxury en-suite shower room, three first floor bedrooms, small fifth bedroom/study and modern fitted bathroom. There is driveway parking to the front for several vehicles and an attractive landscaped southerly facing rear garden.





Hallway

Main entrance door. uPVC double glazed window to front. Staircase to first floor. Radiator.

Luxury Wet Room

Contemporary modern suite comprising large walk in shower with hand held attachment and rain-fall shower head. Glazed screen. Wash hand basin with storage drawer below. WC with concealed cistern. Complementary tiling to walls and floor. Chrome heated towel rail. uPVC double glazed obscure window to side. Inset ceiling lights.

Family Room 4.83m x 2.36m (15'10" x 7'8")

Dual aspect uPVC double glazed windows to front. Radiator. Deep storage cupboard housing wall-mounted 'Ideal' combination gas fired boiler. Inset ceiling lights.





Superb open-plan Kitchen/Dining/Living Room 8.05m reducing to 7.19m x 6.71m (26'5 reducing to 23'7 x 22'0)

A wonderful family and entertaining room. Rear dining area with vaulted ceiling and full width uPVC double glazed bi-fold doors to rear garden. Excellent range of fitted wall, base and drawer units with white quartz granite work surfaces incorporating sink unit. Matching island work surface and breakfast bar with inset AEG induction hob. Built-in electric Neff double ovens. Integrated dishwasher. Pull-out larder unit. Recess and plumbing for large fridge/freezer. uPVC double glazed window to side from Lounge area. Three vertical panel windows. Door to understairs storage cupboard. Inset ceiling lights. Part glazed door to:



Study/Utility Room 2.79m x 2.36m (9'2 x 7'9)

uPVC double glazed bow window to front. Radiator. Inset ceiling lights. Quartz work surface and storage cupboards.

First Floor Landing

Door to built-in linen cupboard. Staircase to second floor.



Bedroom Two 3.58m including wardrobes x 3.23m (11'9 including wardrobes x 10'7)

uPVC double glazed window to front. Radiator. Range of white double wardrobes.

Bedroom Three 3.58m x 2.44m (11'9 x 8'0)

uPVC double glazed window to front. Radiator.

Bedroom Four 3.20m x 2.44m (10'6 x 8'0)

uPVC double glazed window to rear. Radiator.

Nursery/Study 2.29m x 2.06m (7'6 x 6'9)

uPVC double glazed window to rear. Radiator.

Family Bathroom 1.91m x 1.55m + door recess (6'3 x 5'1 + door recess)

Modern contemporary white suite comprising bath with shower above and glazed shower screen, wash hand basin with storage drawer below, WC with concealed cistern. Chrome heated towel rail. Complementary tiling to walls and floor. uPVC double glazed obscure window.

Second Floor Landing

uPVC double glazed window to rear. Door to:

Bedroom One 4.88m x 3.18m (16'0 x 10'5)

A lovely bright dual aspect room with two double glazed skylight windows to front and double glazed windows to rear. Radiator. Inset ceiling lights. Eaves storage cupboards. Door to WALK-IN WARDROBE with inset ceiling lights. Door to:





Luxury En-Suite Shower Room 2.29m x 2.16m (7'6 x 7'1)

Large tiled and glazed shower cubicle. Wash hand basin with storage drawers below. WC with concealed cistern. uPVC double glazed obscure window. Inset ceiling lights. Extractor fan.

Outside

Front Driveway

To the front of the house a wide block paved driveway provides plenty of off street parking. EV charging point. Gated side access and pathway leads to the rear garden, with outside taps.

South-Facing Rear Garden 9.14mx 8.53m (30'x 28')

Attractively landscaped garden with a southerly aspect. Large full width paved patio leads to artificial lawn. Enclosed by paneled fencing. Outside lights. Garden store outbuilding.

Local Information

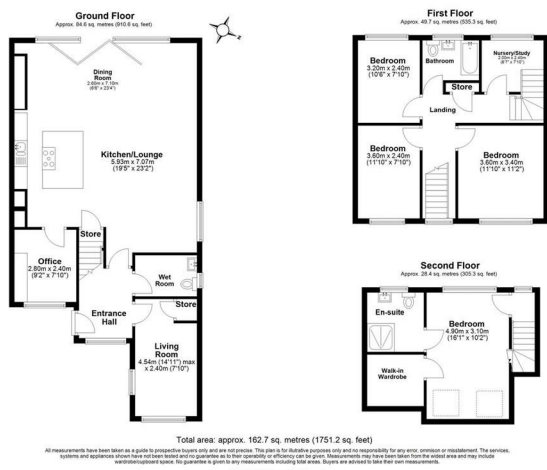
Standon is a sought after village situated just to the north of Ware and Hertford, close to the junction of the A10 dual carriageway and the A120. Access to London Stansted Airport (approx. 11 miles) and stations at Bishops Stortford and Ware (approx 6 miles) both provide services into London Liverpool Street. Standon has a pretty village High Street that is within a comfortable walking distance with a variety of family run businesses including a village store, butchers, bakers, parish church, and two public houses. Open countryside is on the door step with many footpaths leading in to the Ash Valley and Standon Lordship. The adjoining village of Puckeridge features a village shop, hairdressers, pharmacy and two public houses together with recreational grounds, a community centre and highly regarded schools. Pearces Farm Shop on the outskirts of the village has an excellent cafe and offers pick-your-own fruit in the summer.

Agents Notes

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

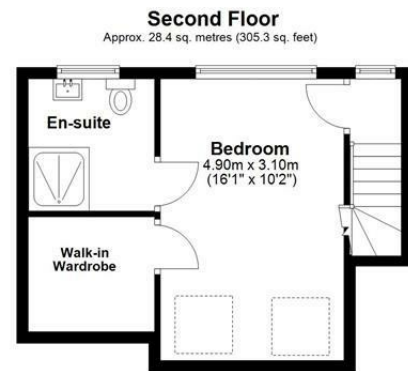
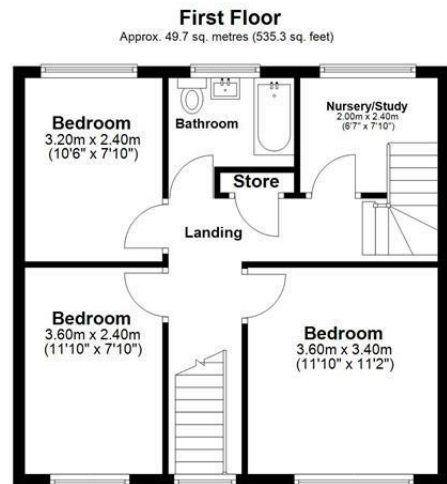
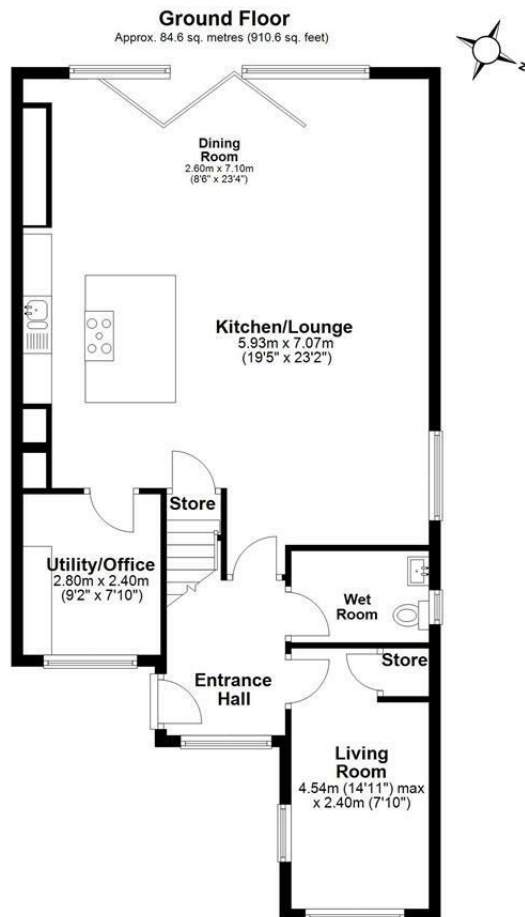
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer **INDEPENDENT** mortgage advice, with **NO OBLIGATION**. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Total area: approx. 162.7 sq. metres (1751.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Meadow Walk

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	

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