



- LARGE CORNER PLOT GARDEN
- EXTENDED ACCOMMODATION
- TWO / THREE BEDROOMS
- LOVELY VIEWS
- BEAUTIFULLY PRESENTED
- POPULAR VILLAGE LOCATION
- TWO / THREE RECEPTIONS
- VENDOR SUITED ON PURCHASE
- KEYS AVAILABLE



ASTON ROAD, STANDON

Set in large corner plot gardens with attractive semi rural views to the rear over the neighbouring villages of Standon and Puckeridge we are pleased to be able to offer this traditional and thoughtfully extended three bedroom family home that offers beautifully presented accommodation that provides much potential and scope for further alteration and extension, subject to normal planning consents.

2 2 3 EPC

£400,000

Ware  
01920 412200

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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ASTON ROAD, STANDON

£400,000

Set in large corner plot gardens with attractive semi rural views to the rear over the neighbouring villages of Standon and Puckeridge a traditional and thoughtfully extended three bedroom family home that offers beautifully presented accommodation...

**LOCATION** Standon and Puckeridge are highly sought-after villages situated North of Ware just beyond the junction of the A10 dual carriageway and A120 leading to Bishops Stortford. The property is ideally situated for local amenities the majority of which can be found in the pretty high street of Standon, which includes general stores, butchers, bakers, post office, hairdressers. Health centre, and a choice of schools are also close to hand together with access to some of Hertfordshires most picturesque countryside via bridle ways and footpaths.

**ASTON ROAD** This delightful home has been in the same family ownership for the past 52 years and has been beautifully maintained and improved during that time. The property benefits from many modern quality fixtures and fittings together with extended ground floor accommodation that could provide a third bedroom if so required. Aston Road is a popular residential area close to the village amenities of both Standon and Puckeridge including schools, shops, and recreational facilities.

**ENTRANCE PORCH** Access to:-

**RECEPTION HALL** Under stairs storage cupboard. Wood veneer flooring. Radiator. Stairs to first floor.

**LOUNGE 15' 08" x 10' 07" (4.78m x 3.23m)** Wood veneer flooring. Box bay window to front aspect.

**CONSERVATORY 12' 09" x 11' 07" (3.89m x 3.53m)** Lovely aspect over the garden with adjoin countryside beyond. Double doors to outside.

**KITCHEN 12' 10" x 9' 04" (3.91m x 2.84m)** Well fitted with an excellent range of wall and base units complemented by granite work surfaces. Inset sink unit. Built in double oven, ceramic hob and extractor. Water softener, kick board heater, counter lighting, tiled floor. Aspect to rear over garden. Glass splash back to cooking area.

**DINING ROOM / BEDROOM 3 15' 08" x 7' 08" (4.78m x 2.34m)** A later addition to the original living accommodation and being accessed from the main hallway this room could be used as an additional bedroom if so required. The room also has direct access to the cloakroom and utility room that could, if so desired, be converted into an en-suite. Double doors opening to the rear patio and garden. Wood effect flooring.

**UTILITY ROOM 7' 07" x 5' 00" (2.31m x 1.52m)** Plumbing for washing machine, door to outside, single drainer stainless steel sink unit, tiled floor, tall storage unit, loft access.

**SHOWER ROOM / CLOAKROOM 5' 08" x 5' 00" (1.73m x 1.52m)** Corner shower cubical, fully tiled walls and floor. Ladder towel rail / radiator. Duel flush w.c. Down lights.

FIRST FLOOR LANDING

**BEDROOM ONE 15' 8" x 9' 05" (4.78m x 2.87m)** Duel aspect to front and rear. Fitted bedroom furniture including wardrobe cupboards and matching dresser able / storage unit.

**BEDROOM TWO 12' 05" x 9' 09" (3.78m x 2.97m)** Views to rear

**BATHROOM** Fully tiled and refitted with a white suite comprising panel enclosed bath, pedestal wash hand basin, duel flush w.c. Triton shower to bath. Ladder radiator / towel rail.

**OUTSIDE** The property enjoys a traffic free location being set opposite a small green. The gardens wrap around the house and on two boundaries adjoin farmland. There is a patio leading onto lawn that in turn is boarded by well stocked flower beds. timber garden store with power Fish pond. Side access.

