



- UPGRADED AND IMPROVED
 - LOVELY FAMILY HOME
 - FOUR BEDROOMS
- TWO BATHROOMS
 - TWO RECEPTIONS
 - RE-FITTED KITCHEN
- UTILITY AND CLOAKROOM
 - LANDSCAPED GARDENS
 - PARKING AND GARAGE

ORCHARD DRIVE, STANDON

Upgraded and exceptionally well presented four bedroom detached family home set in a highly regarded cul-de-sac location close to both the village centres of Standon and Puckeridge. The accommodation comprises; reception hall, cloakroom, bay fronted lounge, separate dining room, kitchen/breakfast room, utility to the ground floor, four bedrooms, bathroom and en-suite wet room to the first floor. The property also enjoys a generous frontage that provides parking and access to an internal garage. The rear garden has a very pleasant aspect backing towards playing fields.

4 2 2 EPC 66

GUIDE PRICE
£600,000

Ware
01920 412200

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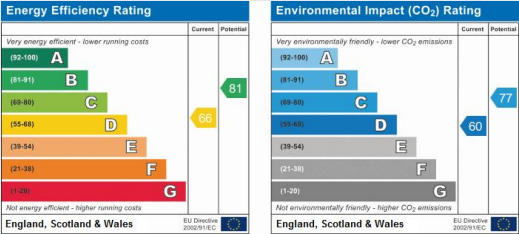
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The Property Ombudsman



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FEATURES of the property include; solid oak flooring to most of the ground floor rooms, gas central heating, majority double glazing, security alarm system, well-fitted kitchen, en-suite shower/ wet room to the main bedroom suite and fitted bedroom furniture.

LOCATION Puckeridge and Standon are popular villages to the north of Ware being increasingly sought after having been made more accessible after the opening of the dual carriage way from Ware to Puckeridge. Local amenities are close to hand including schools, recreational facilities, variety of family run shops, choice of public houses, and access to some of Hertfordshire's best loved walks and bridle ways. Neighbouring towns of Bishop's Stortford, Hertford, Ware, Buntingford are all within a few minutes driving distance.

HALLWAY Staircase to first floor with under stairs storage cupboard. Oak wooden flooring, radiator, coved ceiling, multipane doors to kitchen and lounge. Door to:

CLOAKROOM Double glazed obscure window, oak flooring, white low level flush wc and corner hand basin, radiator.

LOUNGE 17' 00" x 10' 10" (5.18m x 3.3m) Double glazed bay window to front, two radiators, gas 'coals' fire with marble hearth and surround. Oak flooring, part glazed double doors to:

DINING ROOM 11' 08" x 9' 07" (3.56m x 2.92m) Oak flooring, double glazed sliding patio doors to rear, radiator, coved ceiling, multipane glazed door to kitchen.

KITCHEN/BREAKFAST ROOM.

KITCHEN AREA 11' 00" x 10' 07" (3.35m x 3.23m) Double glazed window to rear. Range of wall and base units with display shelving. Concealed lighting over work surfaces incorporating one and a half bowl single drainer sink unit with mixer tap. Built in hob with extractor canopy above. Built in Hotpoint electric double oven. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled floor, Coved ceiling

BREAKFAST AREA 6' 03" x 6' 03" (1.91m x 1.91m) Double glazed sliding patio doors to rear garden. Radiator, door to:

UTILITY ROOM 6' 00" x 5' 00" (1.83m x 1.52m) Upvc double glazed door to side access way. Fitted wall and base units. Work surface. Plumbing for washing machine and space for tumble dryer. Extractor fan. Part tiled walls. Wall unit concealing 'ideal Classic' gas fired boiler, radiator.

LANDING Access hatch to loft. Door to built in airing cupboard housing hot water cylinder. Radiator, coved ceiling.

BEDROOM ONE 12' 11" x 10' 9" (3.96m x 3.28m) Double glazed window to rear. Telephone point, coved ceiling, radiator. Pair of recessed double wardrobes. Door to:

ENSUITE WET ROOM / SHOWER 6' 09" x 6' 05" (2.06m x 1.96m) Fully tiled and comprising walk in shower, wash hand basin with cupboard enclosures under, dual flush w.c. towel rail / ladder radiator.

BEDROOM TWO 14' 00" x 9' 10" (4.27m x 3m) Double glazed window to front. Two built-in recessed double wardrobes. Coved ceiling, radiator.

BEDROOM THREE 14' 00" x 8' 10" (4.27m x 2.69m)

BEDROOM FOUR 7' 08" x 7' 06" (2.34m x 2.29m) Double glazed window to front. Coved ceiling, radiator.

BATHROOM Contemporary styled bathroom suite comprising bath, dual flush w.c and wash hand basin. Shower attachment to bath. Shower cubical with independent shower. Fully tiled floor and walls. ladder radiator / towel rail.

OUTSIDE The property enjoys a good frontage which has mainly been blocked paved providing parking and access to a single integral garage with power and light connected. The rear garden has been landscaped and well stocked with a wide variety of plants including a bamboo screen on the rear boundary. There is a private patio and lawn area.

VIEWINGS By appointment

