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4 Sargents, Standon, Ware, SG11 1LL

£380,000

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Sargents is a beautifully presented two-bedroom home, tucked away just behind Standon High Street and finished to a high standard throughout.

The ground floor centres around a spacious sitting/dining room, flooded with natural light. The larger-than-average lounge provides plenty of space for both relaxing and entertaining, with French doors opening directly onto the low-maintenance rear garden. The kitchen is compact but exceptionally well finished, featuring granite worktops and quality cabinetry, and opens naturally into the dining area to create a sociable and practical living space.

Upstairs are two genuine double bedrooms. Bedroom one offers an excellent amount of built-in storage, while the second bedroom also benefits from built-in storage. The bathroom is noticeably larger than average and continues the property's well-finished feel. Plantation-style shutters to the front windows add both character and privacy.

Outside, the rear garden has been designed for easy maintenance, making it ideal for buyers wanting attractive outdoor space without the upkeep. Part of the original garage has been converted and is currently used as a useful store room, while retaining an electric roller door. To the front is a private driveway providing off-road parking.

One of the property's biggest attractions is its position. Sargents is quietly tucked away yet within just a few steps of Standon High Street, where everyday amenities include the convenience store, bakery, local pubs and bus services. The picturesque village setting is complemented by excellent road connections, with both the A120 and A10 easily accessible.

A particularly appealing home for first-time buyers, downsizers or anyone looking for a characterful, manageable property in the heart of this highly regarded village.

- Beautifully presented two-bedroom home
- Larger-than-average first-floor bathroom and downstairs W/C
- Kitchen opening through to the dining area
- Victorian radiators throughout
- Private driveway providing off-road parking
- Two double bedrooms with built-in storage
- High-quality kitchen with granite worktops
- Spacious lounge with French doors to the garden
- Part-converted garage providing useful storage with electric roller door
- Tucked away behind Standon High Street, close to local shops, pubs, bus services and excellent A10/A120 links

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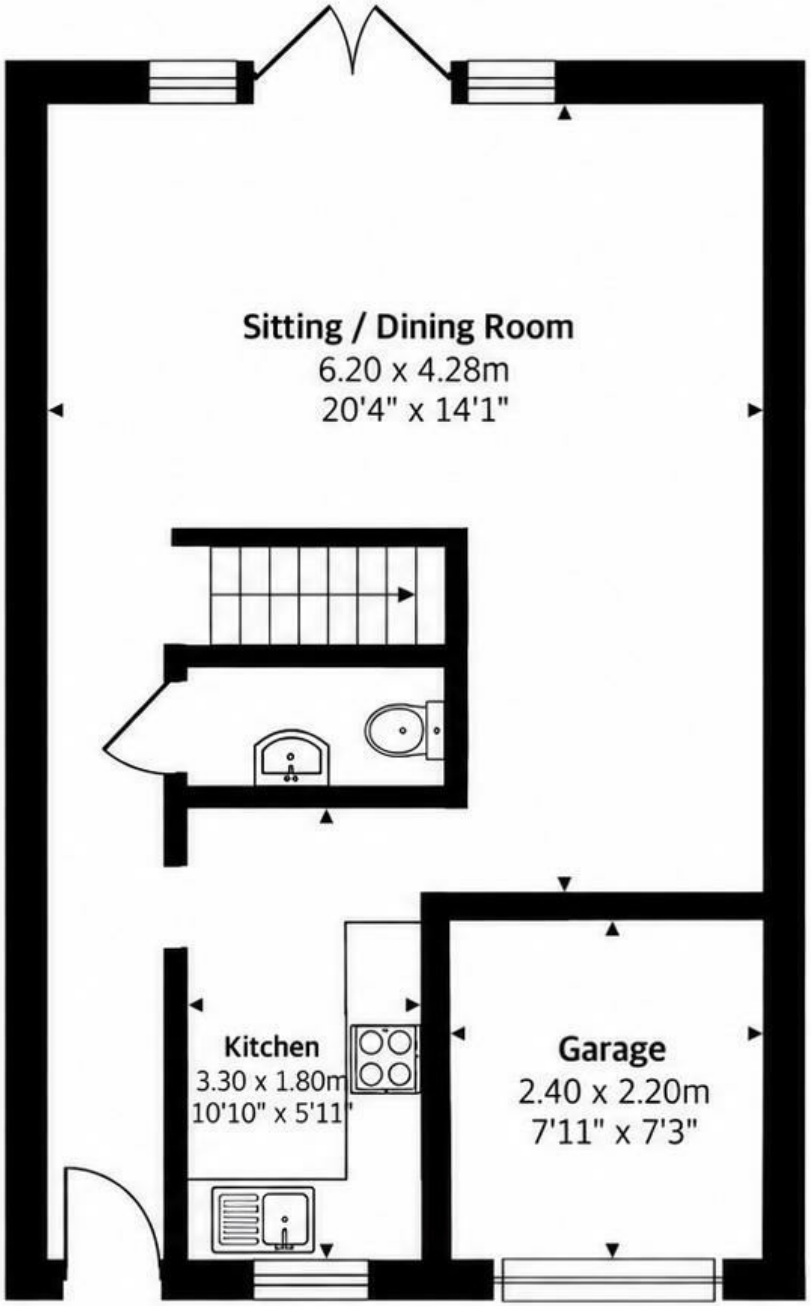
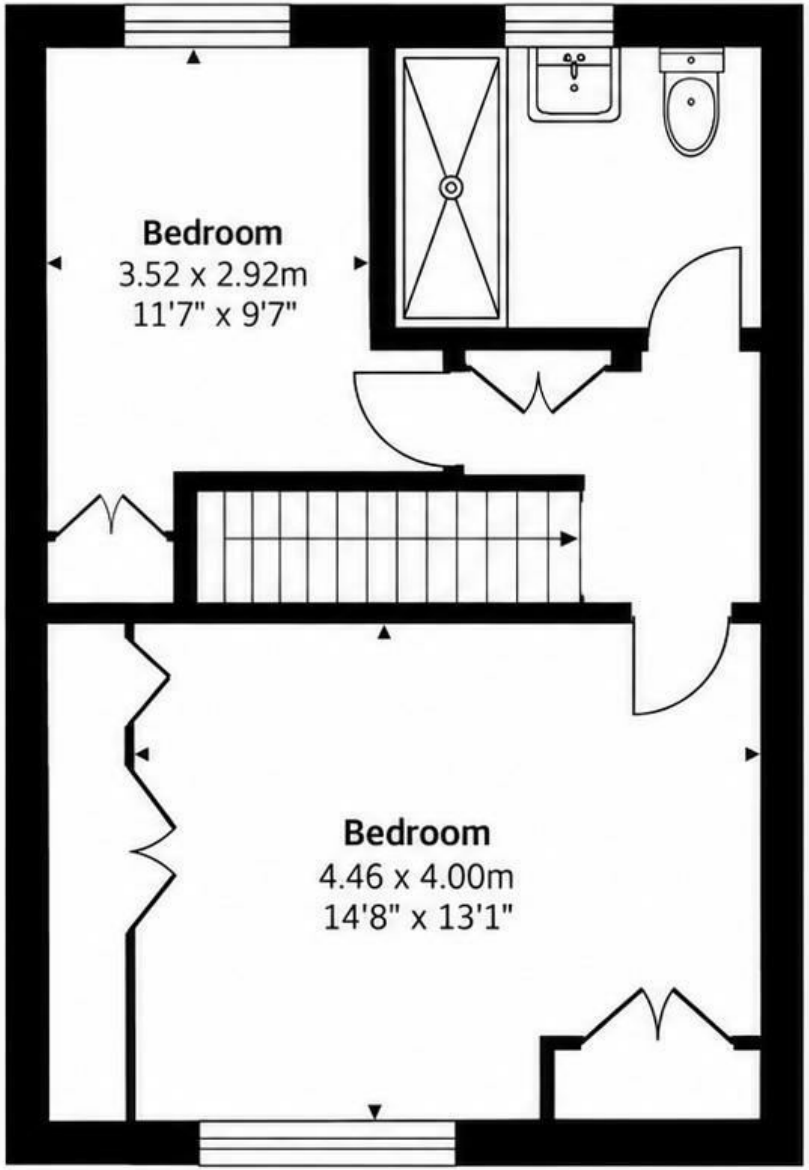


GROUND FLOOR



FIRST FLOOR

Total Internal Area: 828sqft (76.9sqm) approx.

Front External
Parking for 1 vehicle, electric door to garage. Water tap, path leading to front door, artificial lawn. External light.

Entrance
uPVC front door with obscure glass inset. Fitted carpet with inset coir doormat. Radiator, light fitting.

Living Room
Fitted carpet, 2 radiators, 2 light fittings, 2 wall mounted light fittings. French doors with side panels leading to rear garden.

Kitchen
Oak flooring, inset ceiling lights, window to front aspect with bespoke shutters. Wall and base units in white, 4 ring gas hob, integrated double oven, plumbing for washing machine. Single sink and drainer with mixer tap over, quartz worktops with tiled surrounds.

Dining Area
Oak flooring, radiator, inset ceiling lights, understairs storage cupboard.

WC
Oak flooring, light fitting, extractor fan. White suite comprising low level dual flush WC, vanity unit with inset hand basin and mixer tap over, tiled splashback.

Stairs to First Floor & Landing
Fitted carpet, light fitting, loft access, storage cupboard with radiator. Switch for bathroom underfloor heating.

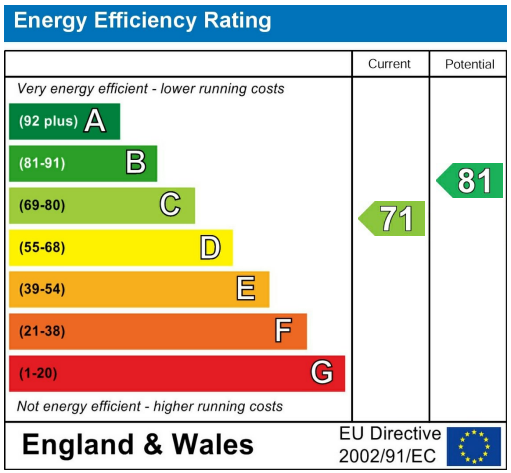
Bedroom 1
Fitted carpet, window to front aspect with bespoke shutter. Separate, fitted triple and double wardrobes. Light fitting, radiator.

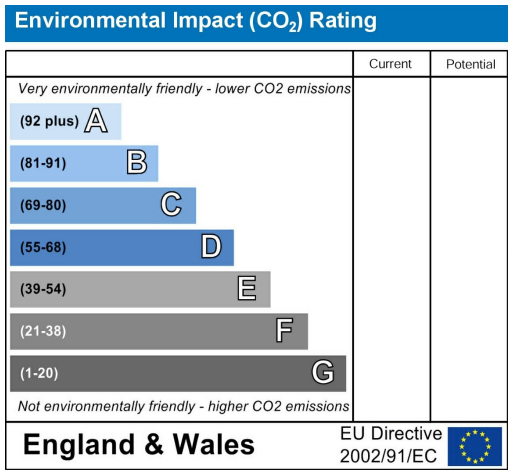
Bedroom 2
Fitted carpet, window to rear aspect, built in double wardrobe. Light fitting, radiator.

Bathroom
Vinyl flooring with underfloor heating, inset ceiling lights, obscure glass window to rear aspect. Heated towel rail, wall mounted storage, wall mounted mirror with light and demister. White suite comprising hidden cistern low level dual flush WC, hand basin with mixer tap over inset to vanity unit, panel bath with mixer tap and shower over, tempered glass shower screen, fully tiled around shower/bath.

Garden
Low maintenance, west facing rear garden. Patio area, mainly laid to lawn. Mature boarders and planting. Gate opening to path providing walk around access to front of property. Shingle area around pond, water tap, external power and external security light.

Agents Notes
Loft: Ladder, light and boarded.
Garage: Power and light.
Boiler: Located in the garage store with the water tank (mains fed pressurised cylinder).
Private road maintained between 11 residents.
Council Tax Band D: £2,394.14 p.a. approx. (Subject to change).
Vendors are happy to remove the pond if required.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.



























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