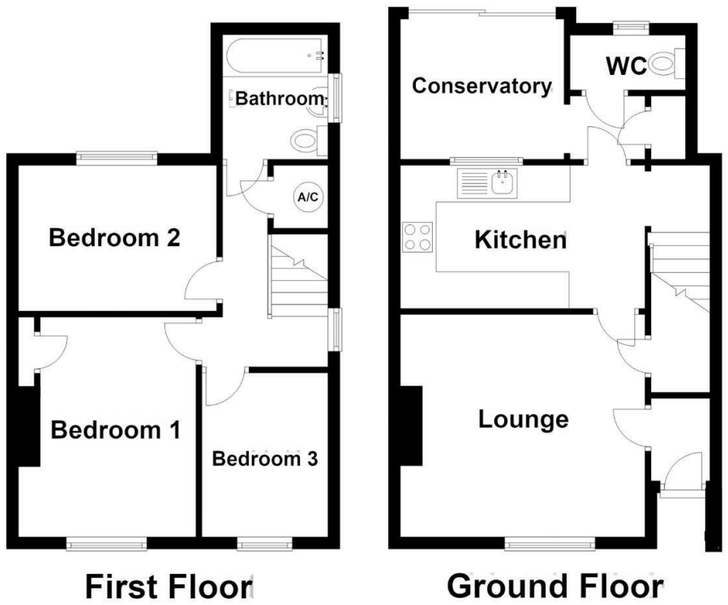
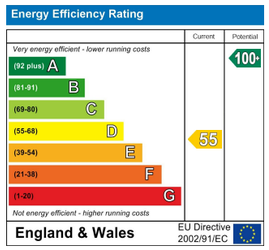
For illustration purposes only - not to scale



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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

4, Broken Green Standon, Ware, Hertfordshire, SG11 1NQ



For Auction, Guide £325,000 to £350,000

** FOR SALE BY ONLINE AUCTION TUESDAY 8th DECEMBER ** GUIDE PRICE £325,000 to £350,000 ** BIDDING OPENS FROM MONDAY 7th DECEMBER FROM 1:00 PM ** VIEWINGS BY APPOINTMENT **

This rarely available three-bedroom semi-detached house occupies a fantastic-sized plot, featuring a very long rear garden *estimated to be in well in excess of 100 feet, long front garden and driveway. Situated in the beautiful countryside village of Standon, the property is approximately 5–6 miles from the nearby towns of Ware and Bishop's Stortford. Some improvement is required but the home benefits from a modern kitchen, double glazing and modern electric heaters. It may also offer considerable scope for extension (subject to planning permission), presenting an excellent opportunity for refurbishment and adding value.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhousenorthantsbedsandbucks

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4 Broken Green, Standon, Ware, Hertfordshire, SG11 1NQ

ACCOMMODATION

ENTRANCE HALL
Double glazed front door, door to

LOUNGE
13'5 x 12'2
Double glazed window to front, fireplace, electric storage heater, under-stairs store cupboard, door to



KITCHEN
13'5 x 7'10
Double glazed window to rear, electric storage heater, stairs to 1st floor, range of modern fitted units, space for appliances, door to



HALL
Door to storage cupboard, door to cloakroom, open doorway to

CONSERVATORY
9'0 x 7'8
With patio door to garden, electric storage heater

CLOAKROOM
Window to rear, corner sink, WC

LANDING
Access to loft, airing cupboard housing hot water tank, door to

BEDROOM ONE
12'1 x 9'8
Double glazed window to front, integrated cupboard, electric storage heater



BEDROOM TWO
10'0 x 7'10
Double glazed window to rear, electric storage heater



BEDROOM THREE
9'0 x 7'0
Double glazed window to front, electric storage heater.

SHOWER ROOM
6'10 x 5'8
Double glazed window to side, low level WC, sink unit, walk in shower area, tiled walls, dimplex heater.

OUTSIDE

FRONT GARDEN
Long front garden laid to lawn and mature shrubs

DRIVEWAY
Off road parking to front with lowered curb.

REAR GARDEN
An absolute stand out feature of the property. An exceptionally long rear garden with mature trees, shrubs and plants.



SERVICES
No appliances or services have been tested

COUNCIL TAX
Band D, Hertfordshire

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BIUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

HOW TO GET THERE
From Ware town centre, head north along the High Street and continue onto Baldock Street. At the roundabout, take the second exit onto Baldock Street, then at the next roundabout take the third exit onto Standon Hill. Follow the road towards Standon, then join the A120 (Stortford Road) heading towards Bishop's Stortford. Look out for the turning onto Frogs Hall Lane and follow the lane to Broken Green, Standon

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