



—dreampad—

3 Grafton Place

Standon | Ware | Hertfordshire | SG11 1LT



Drawing Room



Standon, Nr Ware, Herts - Individual & Imposing 3000 Sq Ft Detached House.

3 Grafton Place | Standon | Ware | Hertfordshire | SG11 1LT

Guide Price: £1,185,000

This well proportioned home offers spacious rooms throughout to include 5 bedrooms (5th currently used as a dressing room), 3 bath/shower rooms, large reception hall, spacious open plan kitchen/day room to the rear, drawing room, games room, study, utility room, downstairs WC, south facing garden, double garage. There is some remedial work required to the property to finish off the kitchen/day room (which was previously 2 separate rooms).

Standon is an attractive village just 10 mins. to Bishop Stortford (A120) and Ware /Hertford (A10) with their respective rail links to London, whilst Bishops Stortford & St Edmund's Colleges are also both approx. a 10 minute drive from the house.



Kitchen / Breakfast Room







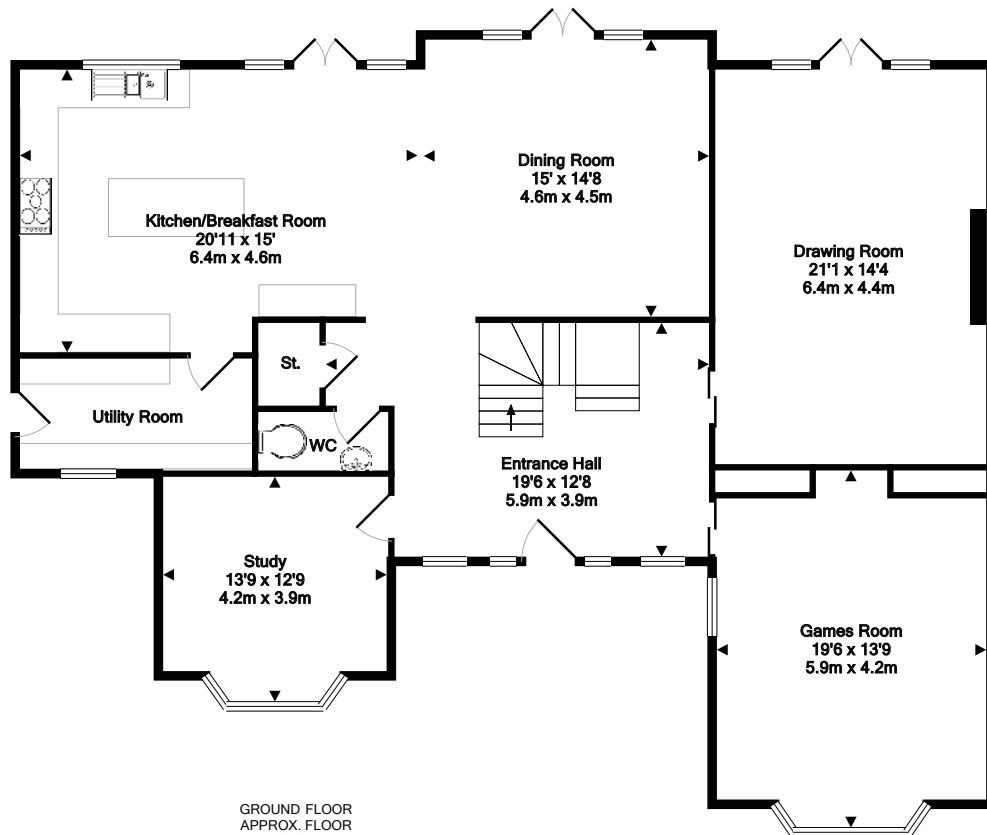
Bedroom



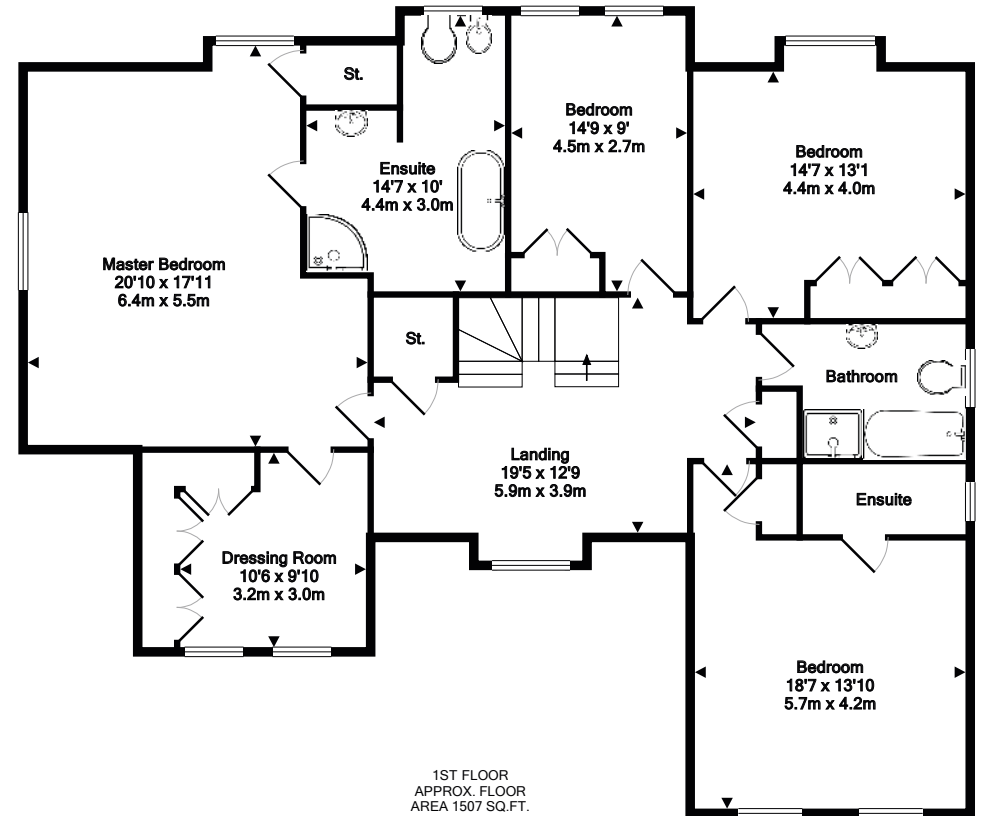
Other 1st Floor Images



Rear Garden



GROUND FLOOR
APPROX. FLOOR
AREA 1543 SQ.FT.
(143.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1507 SQ.FT.
(140.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3050 SQ.FT. (283.3 SQ.M.)
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Transport: Bishops Stortford Station (London Liverpool Street) - 6.7 miles
A10 - 1.0 miles

Services: Mains Gas Heating, Mains Water & Mains Drainage

Council Tax: Band H

Local Authority: East Herts Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



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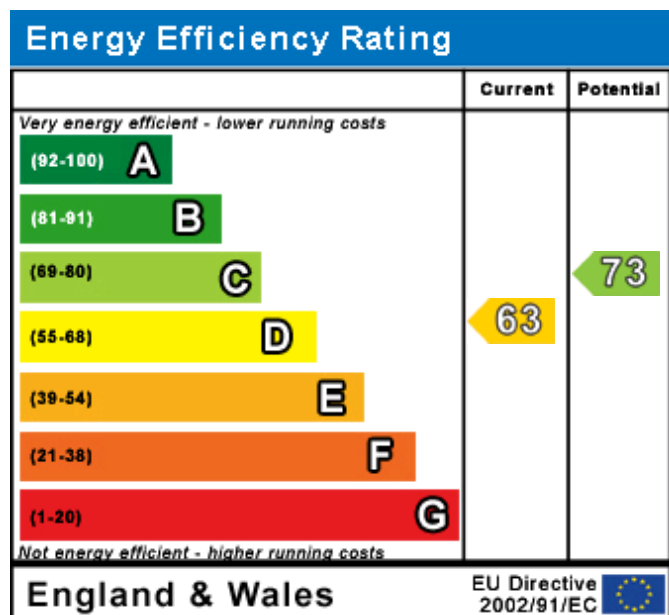
Energy Performance Certificate



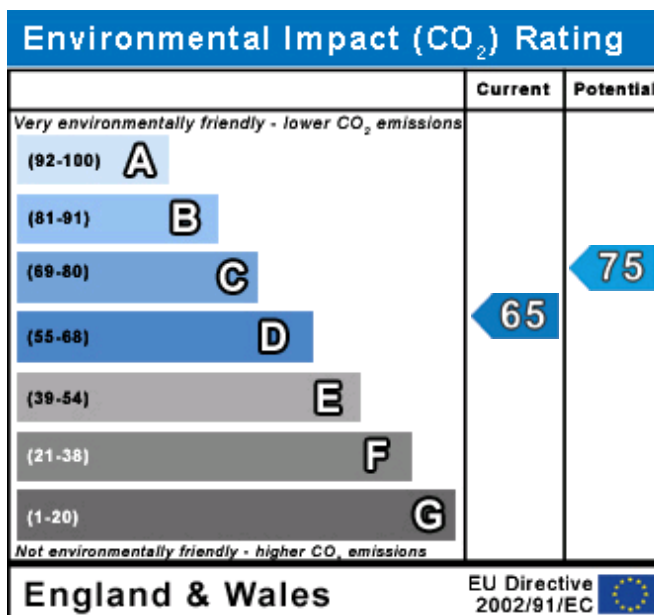
3, Stortford Road
WARE
Hertfordshire
SG11 1LT

Dwelling Type: Detached house
Date of Assessment: 17/10/2007
Date of Certificate: 19/10/2007
Reference Number: 9338-6938-6230-4933-2004
Total Floor Area: 305.27 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	201 kWh/m ² per year	151 kWh/m ² per year
Carbon Dioxide Emissions	9.1 tonnes per year	6.5 tonnes per year
Lighting	£267 per year	£133 per year
Heating	£959 per year	£796 per year
Hot Water	£207 per year	£145 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables on home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.co.uk/myhome