



**Bryan Bishop**  
*and partners*

**Long Ridge**  
**Aston, SG2 7EW**



# Long Ridge

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Bryan Bishop and Partners are delighted to bring to market this chalet bungalow with just over 2500sq ft of living accommodation and sits on an extremely wide plot that, subject to planning permission, has development potential.

Approached by a sweeping carriage driveway, the property enjoys an attractive frontage with parking for multiple cars, as well as further parking in the detached double garage.

Upon entering the grand entrance hallway you are met with an abundance of natural light that floods in from one of the many large windows. This is open plan to a dining hall, with a through fireplace, that leads to the enormous dual aspect living room, which also benefits from high ceilings and bi-fold doors that open up to a lovely terrace and overlook the views of a pretty section of the well manicured garden.

The kitchen breakfast room consists of a range of base and eye level units with integrated appliances and enjoys a dual aspect with bi-fold doors that open to a patio area. These rooms are served by a guest cloakroom.

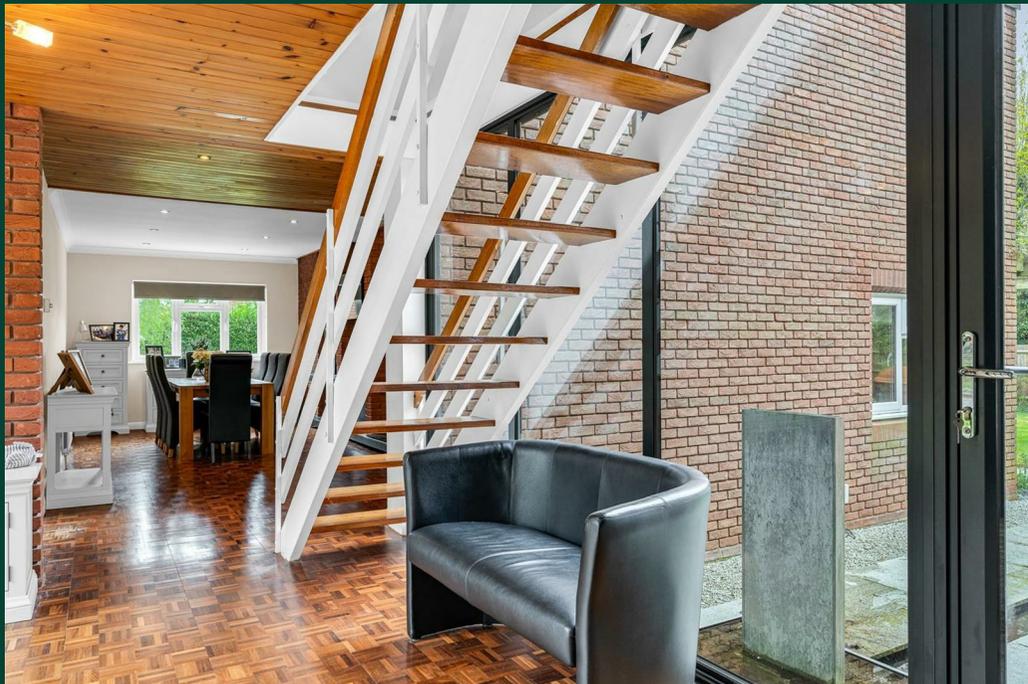
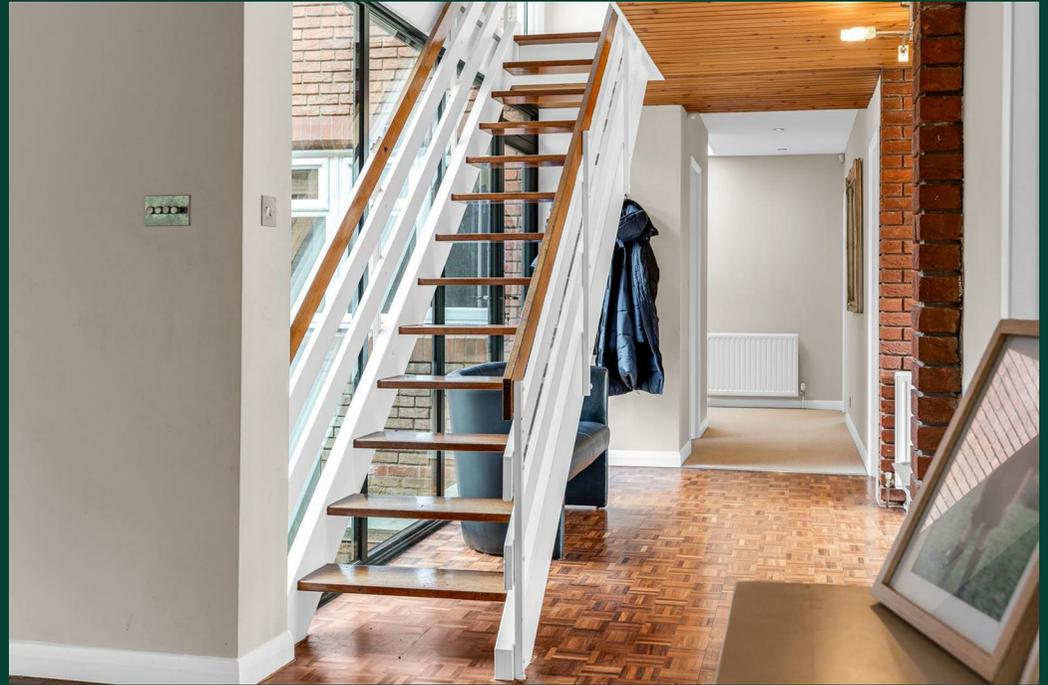
On the other side of the entrance hall is where the bedrooms and bathrooms are found. The master bedroom is over 120sq ft in size, with fitted wardrobes, as well as a large en-suite with separate bath and shower. In this part of the house there are a further four good sized bedrooms as well as a separate family bathroom.

The first floor comprises a very spacious office with further eaves storage.

The gardens are beautifully kept and wrap around the property, reinforcing that you are in a beautiful semi rural location every time you look out any of the many windows.

Aston is a village and civil parish in the East Hertfordshire district of Hertfordshire, England. According to the 2001 census it had a population of 844, increasing to 871 at the 2011 Census. Located on a ridge between Stevenage and the Beane Valley, Aston is a 10 minutes drive from the A1(M).







**GROUND FLOOR**

Entrance Hallway

Kitchen / Breakfast Room 7'10" x 21'10"

Dining Room 11'4" x 21'10"

Living Room 18'0" x 21'11"

Guest Cloakroom

Hallway

Master Bedroom 10'7" x 12'11"

En-Suite

Bedroom Two 10'5" x 14'1"

Bedroom Three 13'1" x 9'2"

Bedroom Four 9'10" x 8'6"

Bedroom Five 8'2" x 9'2"

Family Bathroom

**FIRST FLOOR**

Office 15'1" x 14'2"

**EXTERIOR**

Rear Garden

Detached Double Garage 16'11" x 17'1"

Driveway

Front Garden

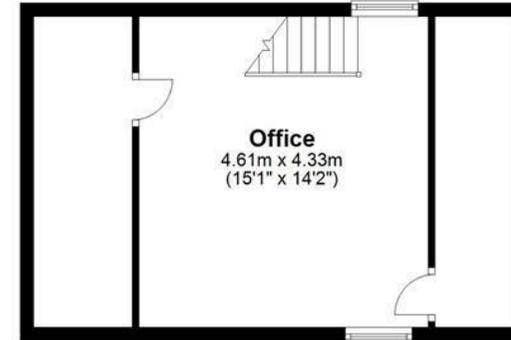




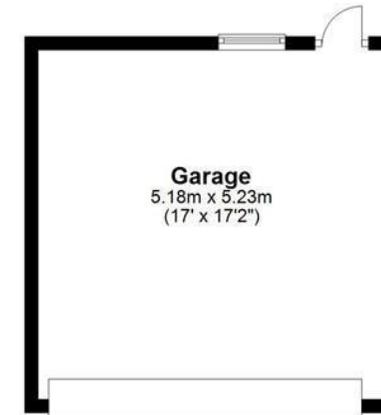
**Ground Floor**  
Approx. 172.2 sq. metres (1854.0 sq. feet)



**First Floor**  
Approx. 33.4 sq. metres (359.7 sq. feet)



**Outbuilding**  
Approx. 27.1 sq. metres (291.6 sq. feet)



Total area: approx. 232.8 sq. metres (2505.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		







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