

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**88 Cappell Lane, Stanstead Abbots, Hertfordshire, SG12 8BY**

**£699,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM SEMI DETACHED VICTORIAN HOME located within this sought after village location. The property features REAR GARDENS MEASURING OVER 100FT backing on to paddocks. The property is arranged over three levels and features Victorian fireplaces, high ceilings, garden conservatory and sash windows. PLEASE CALL TO ARRANGE A VIEWING.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**88 Cappell Lane, Stanstead Abbots, Hertfordshire, SG12 8BY**

**ENTRANCE HALL**



**FIRST FLOOR LANDING**



**CLOAKROOM**

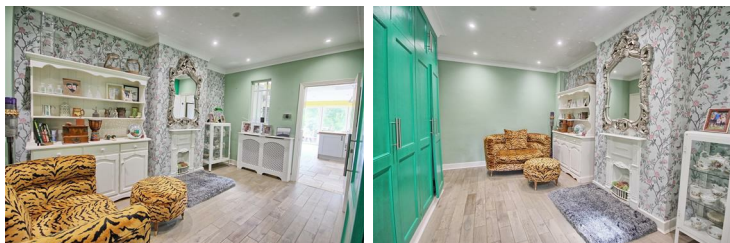
**LIVING ROOM 14'1" x 11'2" (4.31 x 3.42)**



**BEDROOM ONE 15 x 12'2 (4.57m x 3.71m)**



**DINING ROOM 14'8 x 11'2 (4.47m x 3.40m)**



**BEDROOM TWO 9'2" x 8'11" (2.81 x 2.72)**



**KITCHEN 21'9" x 13'10" (6.64 x 4.23)**



**88 Cappell Lane, Stanstead Abbots, Hertfordshire, SG12 8BY**

**BEDROOM THREE 9'3 x 9 (2.82m x 2.74m)**



**REAR GARDEN**



**PHOTO TWO**



**BATHROOM**



**BACKING PADDOCKS**



**SECOND FLOOR**

**BEDROOM FOUR 14'8" x 14'5" (4.48 x 4.41)**



**EXTERIOR**



**COUNCIL TAX BAND E**

88 Cappell Lane, Stanstead Abbots, Hertfordshire, SG12 8BY



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Cappell Lane, SG12

Approximate Area = 150.87 sq m / 1624 sq ft  
(Including Eaves Storage & Shed)  
Shed = 12.08 sq m / 130 sq ft  
Eaves Storage = 5.85 sq m / 63 sq ft



Key :  
CH - Ceiling Height



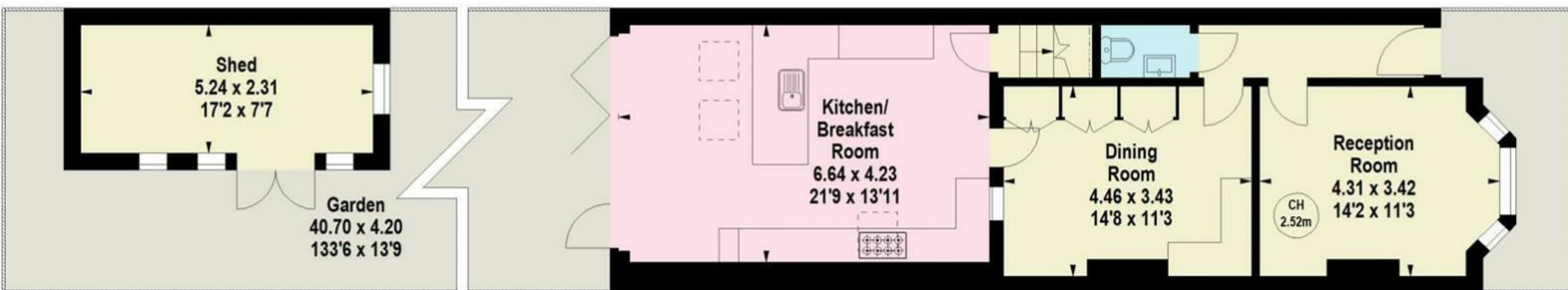
### Second Floor

Approx. 26.57 sq m / 286 sq ft



### First Floor

Approx. 45.34 sq m / 488 sq ft



### Ground Floor

Approx. 66.89 sq m / 720 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography