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1 Mapleleaf Close, Stanstead Abbots, SG12 8EX

Offers In Excess Of £700,000

RARELY AVAILABLE CHALET DETACHED BUNGALOW IN SMALL GATED DEVELOPMENT - This detached chalet bungalow is offered chain free and just 1 of 4 properties set behind gates. The flexible accommodation includes spacious rooms to the ground floor with an entrance hall, kitchen + a separate utility room, dining room, living room, conservatory, 2nd bedroom with en-suite, bathroom and 3rd bedroom. To the first floor is a generous master bedroom with its own en-suite bathroom. Externally the property provides a good size west facing level garden and a driveway which leads to the GARAGE. The property is a level walk to the local village High St with its amenities to include shops/pubs/restaurants and St. Margarets Station with a frequent rail service to London Liverpool St. Stanstead Abbots is set in the heart of the Lea valley and is a popular village particularly in the summer months with boating enthusiasts and anglers.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



LIVING ROOM 14'6" x 13'5" (4.43 x 4.09)



KITCHEN 12'2" x 9'0" (3.72 x 2.75)



DINING ROOM 13'0" x 8'7" (3.98 x 2.62)



UTILITY ROOM 8'7" x 8'2" (2.62 x 2.49)



CONSERVATORY 12'1" x 7'4" (3.7 x 2.26)



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GROUND FLOOR BEDROOM 2 11'8" x 10'4" (3.58 x 3.17)



GROUND FLOOR BATHROOM



EN-SUITE SHOWER ROOM TO BEDROOM 2



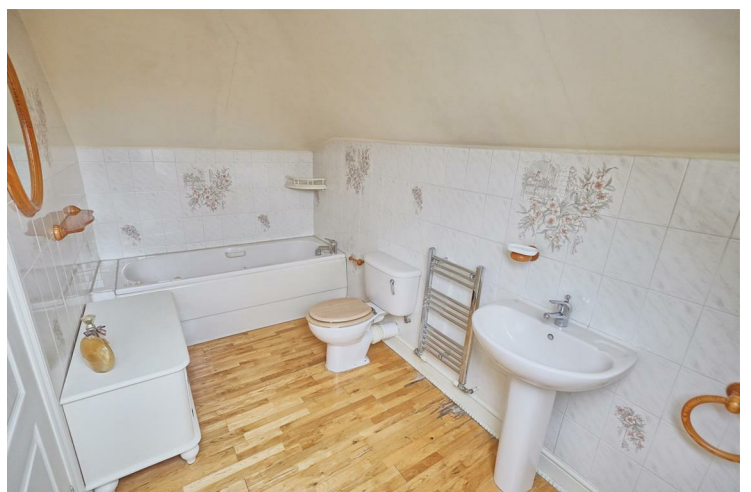
**MASTER BEDROOM (FIRST FLOOR) 19'1" x 11'10" (max)
(5.84m x 3.63m (max))**



BEDROOM 3 13'0" x 10'4" (3.97 x 3.17)

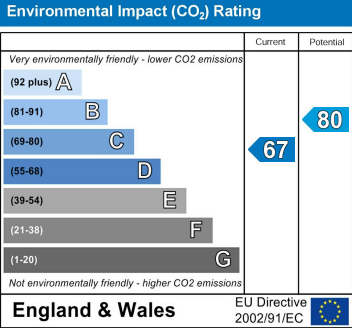
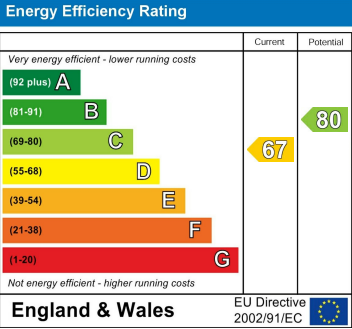


EN-SUITE BATHROOM TO MASTER BEDROOM



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GARDEN



SECURITY GATES



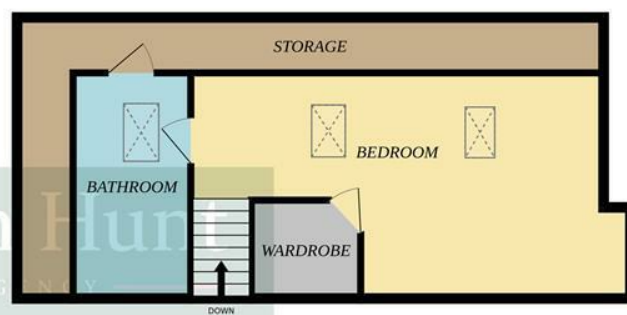
COUNCIL TAX BAND - E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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