

# Jonathan Hunt

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**4 Frenchs Close, Stanstead Abbotts, SG12 8BB**

**£575,000**

**BRAND NEW HIGH SPEC. 4 BEDROOM SEMI** - A stunning brand new home in the desirable village of Stanstead Abbotts with its frequent rail service to London Liverpool St. from St. Margarets Station. The house has been designed and fitted with no expense spared and features a beautiful Kitchen/Diner with bi-fold doors to the rear landscaped garden, living room, spacious hallway, downstairs cloakroom, 3 bedrooms to the first floor with family bathroom and a superb Master bedroom to the 2nd floor with en-suite. Off street parking to the front. Stanstead Abbotts is a lovely village in the heart of the Lea Valley, it provides local amenities to include shops and a primary school and is very popular with boating and fishing enthusiasts. **CHAIN FREE!**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 4 Frenchs Close, Stanstead Abbots, SG12 8BB

### ENTRANCE HALL



### EN-SUITE SHOWER ROOM



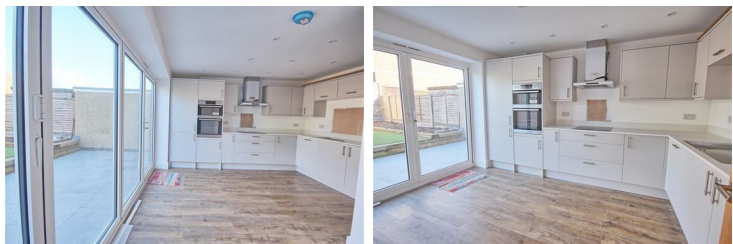
### LOUNGE 12'2" x 9'11" (3.73 x 3.04)



### BEDROOM 2 13'5" x 9'10" (4.11 x 3.02)



### KITCHEN/DINING ROOM 17'9" x 12'1" (5.43 x 3.7)



### BEDROOM 3 11'0" x 9'11" (3.36 x 3.03)



### BEDROOM 1 18'5" x 10'7" (5.63 x 3.23)



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BEDROOM 4 9'0" x 7'4" (2.76 x 2.24)



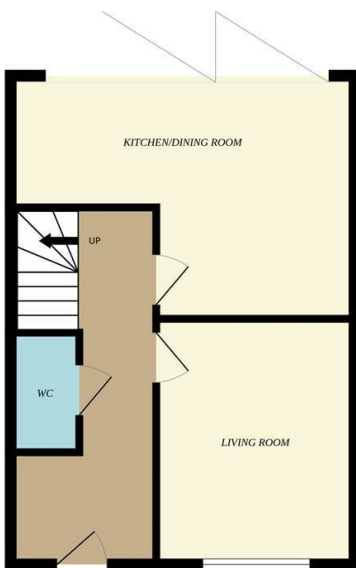
BATHROOM



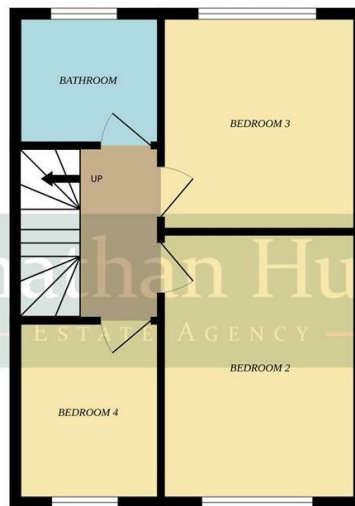
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

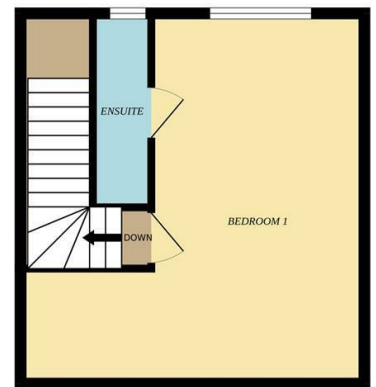
GROUND FLOOR



1ST FLOOR



2ND 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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