

# 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



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

**£550,000**

CHOICE OF 2 BRAND NEW HIGH SPEC. 4 BEDROOM SEMI'S- Stunning brand new homes in the desirable village of Stanstead Abbots with its frequent rail service to London Liverpool St. from St. Margarets Station. Designed and fitted with no expense spared and featuring 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 Abbots 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)



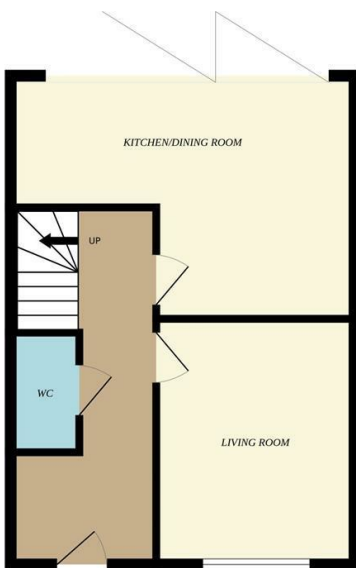
BATHROOM



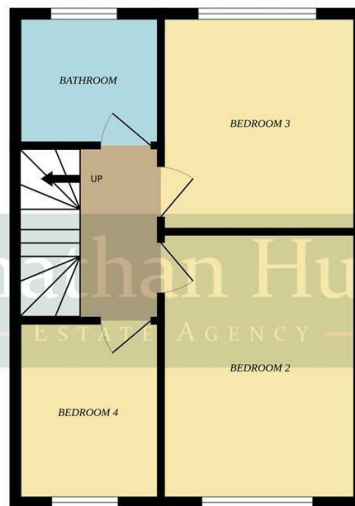
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |           |

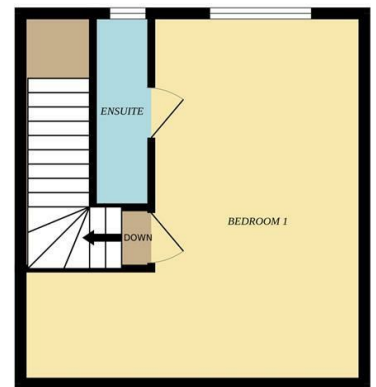
GROUND FLOOR



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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