



**Oliver  
Minton**  
*Sales & Lettings*

**26 High Street,  
Stanstead Abbots**

**Hertfordshire SG12 8AE**

**Offers In The Region Of £450,000**

**CHAIN FREE, FULLY RE-FURBISHED AND READY FOR A NEW OWNER:**

An excellent opportunity to acquire a late Victorian property, with later additions, situated in a convenient, central village location. The classic elevations of the period have now been combined with a fully modernised and contemporary interior.

In brief, the accommodation offers: Spacious living room, comprehensively fitted modern kitchen/breakfast room with large utility closet, ground floor guest cloakroom/w.c. and a ground floor bedroom with en-suite shower room. Two generous double bedrooms grace the first floor, together with a larger than average well-appointed family bathroom.

There is a small front garden enclosed by the way of wrought iron railings and a south facing rear garden.

Stanstead Abbots is a thriving village community providing an excellent commuter rail service into London Liverpool Street via St. Margaret's station. Other village amenities are also within a short walk, including a Co-Op store/post office plus a selection of shops, pubs and restaurants plus a regarded primary school.





### Accommodation

Front door opening to a traditional hallway.

### Hallway

Stairs rising to first floor. Radiator. Doors off to living/dining room and bedroom three.

### Living/ Dining Room 8.46m x 3.50m (27'9" x 11'5")

Measured into bay. Upvc double glazed bay window to front and smaller window to the rear, both fitted with wooden slatted blinds. Two radiators. Wood laminate flooring. Inset downlighting. Open square arch through to:

### Kitchen/Breakfast Room 5.68m > 2.53m x 5.37m > 3.07m (18'7" > 8'3" x 17'7" > 10'0")

Of irregular shape. Light bright and airy room with two sets of Upvc double glazed doors to the rear aspect, opening onto the garden. Large roof lantern allowing more natural light to flood in. Fabulous open plan space, ideal for entertaining and family dining alike. Fitted with a modern range of 'soft close' cabinets with complementary work surface over. Matching central island with inset one and a half bowl sink with pull out shower tap and storage beneath. Tiling to splashbacks. Built-in electric doubles fan ovens. Five ring gas hob with brushed steel illuminated extractor canopy over. Ample space for American style fridge freezer. Two vertical radiators. Tiled floor. Inset down-lighting. Double doors to utility closet and door to guest cloakroom.

### Utility Closet

Space and plumbing for washing machine and tumble dryer.



### Guest Cloakroom/W.C.

Low level w.c. Wall mounted wash hand basin. Extractor fan.

### Ground Floor Bedroom 4.72m x 2.06m (15'5" x 6'9")

Upvc high level window to the front with fitted slatted wooden blind and smaller window to side aspect. Radiator. Carpeted floor.

### En-Suite Shower Room

Modern white suite: Large walk-in shower cubicle with sliding glazed screen. Low level w.c. Vanity wash hand basin with cupboard below. Chrome heated towel rail. Complementary tiling to walls and floor. High level Upvc frosted double glazed window.

### First Floor

Landing with two Upvc double glazed windows to side. Loft access hatch.

### Bedroom One 4.48m max x 4.38m (14'8" max x 14'4")

Measured into bay. Upvc double glazed bay window to front. Radiator. Carpeted floor.

### Bedroom Two 3.98m x 2.63m max (13'0" x 8'7" max)

Upvc double glazed bay window to rear. Radiator. Carpeted floor.

### Family Bathroom 3.24m x 2.50m (10'7" x 8'2")

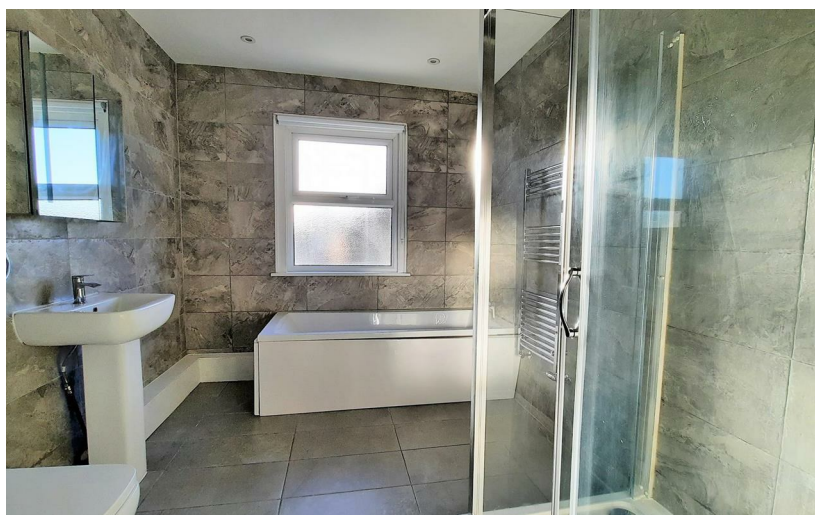
Larger than average family bathroom fitted with a modern white four piece suite. Panel enclosed bath. Pedestal wash hand basin. Low level w.c. Large shower cubicle with glazed sliding doors. Wall mounted vanity mirror. Chrome heated towel rail. Complementary tiling to walls and floor. Inset downlighting. Upvc frosted window to rear and small window to side aspect.

### Exterior

The property is set back from the High Street behind a walled front garden with attractive wrought iron railings.

### Rear Garden

The rear garden is south facing and at present is in two sections. To the immediate rear of the house there is a paved patio with the remainder laid to lawn. A large timber garden shed sits at the far rear and partly obscures the access to the second part of the garden behind. If you were to re-site the shed, this would then open up this area.



### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.  
While 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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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