



**Oliver
Minton**
Sales & Lettings

**31 Roydon Road,
Stanstead Abbots
Hertfordshire SG12 8HQ
Price Guide £560,000**

**** GREAT PRICE FOR A SPACIOUS 4 BEDROOM HOME ** MOTIVATED VENDOR ** HIGHLY SOUGHT AFTER LOCATION **
CALL TO BOOK YOUR VIEWING ****

A SUPER FOUR BEDROOM HOME SITUATED WITHIN CLOSE PROXIMITY OF THE HIGH STREET, MAIN-LINE STATION AND THE REGARDED VILLAGE PRIMARY SCHOOL. BEAUTIFUL COUNTRYSIDE AND THE LEA VALLEY PARK ARE RIGHT ON THE DOORSTEP, SO THIS PROPERTY GENUINELY OFFERS THE BEST OF BOTH WORLDS.

Far more spacious than it may appear from the outside, this four bedroom semi-detached house offers well-planned family accommodation which boasts a south facing garden, a detached timber outbuilding, off street parking to the rear and a good size single garage.

The living accommodation in brief offers: Enclosed hallway, guest cloakroom/w.c., generous lounge and separate dining room with direct access to the garden. The kitchen is well fitted with a modern range white gloss wall and base units. Four bedrooms, one having en-suite facilities and a family bathroom complete the first floor.

Subsequently Ware, Broxbourne and Harlow stations, with regular commuter services to Tottenham Hale and London Liverpool Street are within a short drive. Harlow station (approximately 7 miles distant) provides an express service to Stansted Airport in approximately 20 minutes)

Stanstead Abbots also provides excellent road access to the towns of Ware, Hertford and Harlow, offering extensive shopping and leisure facilities and the A10 provides easy access to London with junctions to both the M25 and M11 available.

Access to the Lea Valley Regional Park, perfect for walking, cycling, fishing and boating can be accessed via Marsh Lane, just a short walk away from the property.



Oliver
Minton
Sales & Lettings



Accommodation

Front door opening to:

Hallway

Wood laminate floor. Radiator. Door to living room. Door to:

Guest Cloakroom/W.C.

Fitted with a white suite. Low level w.c. Wall mounted wash hand basin. Wood laminate floor. Upvc double glazed frosted window to side.

Living Room 4.65m x 4.27m (15'3" x 14'0")

Lovely bright room with a large Upvc double glazed box bay window to the front aspect. Built in cloaks cupboard. Stairs rising to the first floor. Recessed airing cupboard housing hot water cylinder and 'Vaillant' wall mounted gas fired boiler. Opening to kitchen. Door to:

Dining Room 4.30m x 3.71m (14'1" x 12'2")

Wide Upvc double glazed doors opening tot he rear garden. Wood laminate floor. Radiator in decorative cover.

Kitchen 4.94m x 2.16m (16'2" x 7'1")

Well fitted with a modern range of white gloss wall and base units with wall mounted glazed display cabinets. Complementary work surfaces with inset sink and drainer and tiling to splash-backs. Integrated dishwasher. Spaces for washing machine and tall fridge freezer. Wide space for a range style cooker. Wall mounted illuminated extractor canopy. Upvc double glazed window to side and rear with door opening to the rear garden.



First Floor

Landing with doors off to bedroom accommodation and family bathroom. Loft access hatch. Loft is boarded with pull-down ladder and light connected.

Bedroom One 4.30m x 2.90m (14'1" x 9'6")

Rear aspect Upvc double glazed window with a pleasant outlook. Radiator.

Bedroom Two 3.42m x 3.08m (11'2" x 10'1")

Rear aspect Upvc double glazed window. Large, built-in sliding double door wardrobe cupboard. Radiator. Opening to:

En-Suite

Fitted with a fully tiled shower cubicle and wall mounted wash hand basin. Shaver point. Tiling to walls and floor.

Bedroom Three 3.22m x 3.15m (10'6" x 10'4")

Upvc double glazed window to front. Wood laminate floor. Recessed storage cupboard.

Bedroom Four 2.83m x 2.13m (9'3" x 6'11")

Upvc double glazed window to front. Wood laminate floor. Radiator.

Bathroom

Fitted with a modern white suite. Deep tiled panel enclosed bath with mixer tap and shower attachment. Low level w.c. with concealed cistern. Circular pedestal wash hand basin. Complementary tiling to walls and floor. Heated towel rail. Upvc double glazed frosted window.



Exterior

The property lays well back from the road with the front garden being open plan and mainly laid to lawn with a pathway to the front door. Gated side access leads through to the rear garden.

Rear Garden

Well tended south facing rear garden. To the immediate rear of the house there is a good size flagstone patio area. An attractive under cover decked and seating area can be found at the far rear of the garden. Gated access to the rear service road.

'The Signal Box' 3.59m x 2.41m (11'9" x 7'10")

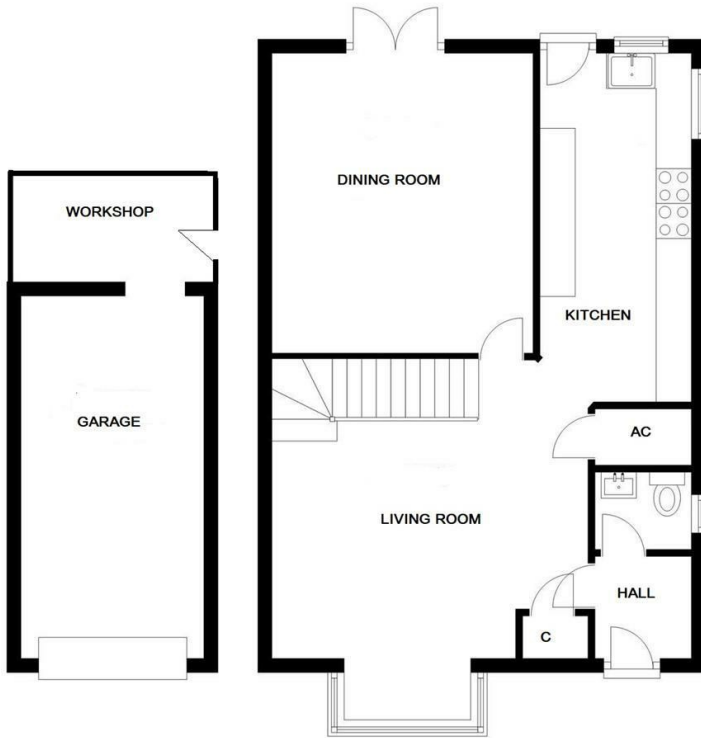
A most attractive timber outbuilding which is a great addition to the garden. With power and light connected, the current owner utilises this as a hobby room on the first floor, with the workshop beneath.

Garage and Workshop 5.23m x 2.62m (17'1" x 8'7")

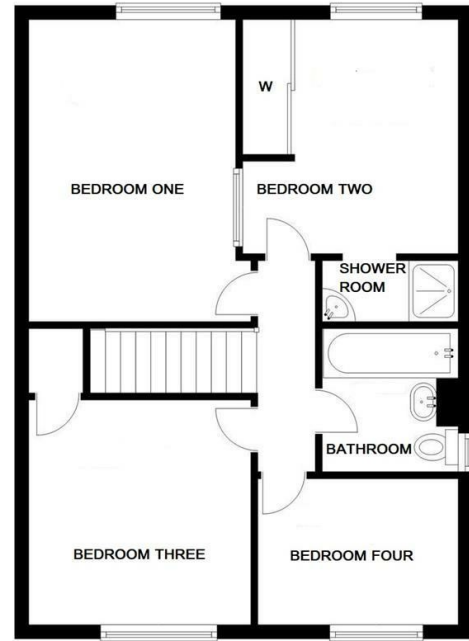
Vehicular access is provided via a rear service road to the generous single garage which has an up and over door and once again, power and light connected. There is also additional parking for two/three vehicles. An additional personal door from the rear garden opens to the 'workshop' area situated to the rear of the garage.



Ground Floor
Approx. 52.1 sq. metres (560.9 sq. feet)



First Floor
Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 104.7 sq. metres (1126.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.