



**Oliver  
Minton**  
*Sales & Lettings*

**323 Stanstead Road,  
Hoddesdon  
EN11 0QW  
Price Guide £650,000**

**CHAIN FREE \* READY TO JUST MOVE IN \* POTENTIAL TO EXTEND\***

Set well back from the road and offering plenty of driveway parking, this spacious, detached family home is conveniently situated within comfortable distance of both the village of Stanstead Abbots and the larger town of Hoddesdon, offering a choice of main-line stations, a variety of shops and schooling for all ages.

Benefitting from Upvc double glazing and gas central heating via radiators, the spacious accommodation in brief offers: Large reception hall, generous living/dining room, second reception/sitting room, fitted kitchen, a downstairs shower room plus a separate utility room. Upstairs, there are four generous bedrooms, the principal having en-suite facilities, and a family bathroom. The fully enclosed rear garden has a patio area to the immediate rear of the house with the remainder mainly laid to lawn.





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### Accommodation

Front door opening to:

### Reception Hall

Spacious reception hall which widens to a useful, open area beside and under the turning staircase. Radiator in decorative cover. Wood laminate flooring. Door to:

### Guest Cloakroom/ Shower Room 2.16m x 1.39m (7'1" x 4'6")

Fitted with a modern white suite. Shower cubicle with large 'drench' shower head, glazed screen and door. Pedestal wash hand basin. Low level w.c. Radiator. Ceramic tiling to walls and floor. Double glazed frosted window to front.

### Reception Two 3.73m x 2.52m (12'2" x 8'3")

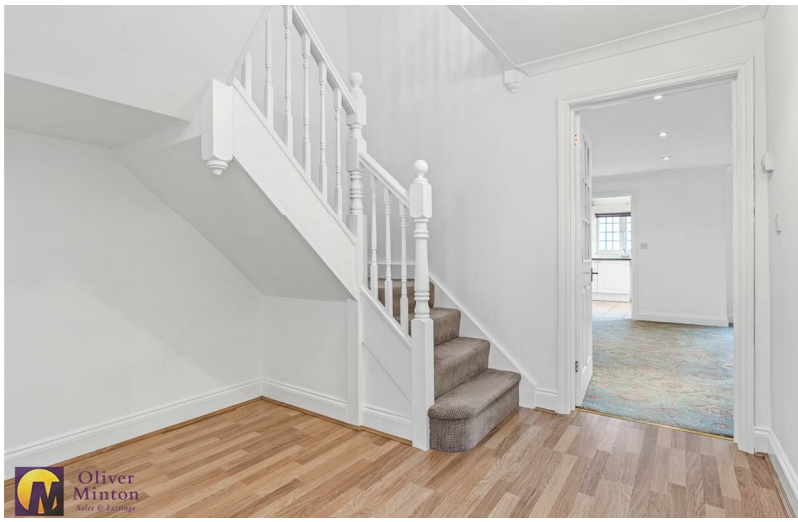
Wide double glazed bow window to front. Radiator. Coved cornice. Door to:

### Utility Room 2.74m x 1.73m (8'11" x 5'8")

Fitted with work top area and free standing shelving units. Wall mounted 'Vaillant' gas fired boiler. Space for a tall fridge freezer. Space and plumbing for washing machine and tumble dryer.



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### Living/Dining Room 5.74m x 4.28m (18'9" x 14'0")

Wide double glazed doors with glazed sidelights opening onto the rear garden. Electric fireplace suite with wooden surround and marble hearth. Two radiators in decorative covers. Coved cornice. Inset down-lighting. Door through to:

### Kitchen 3.02m x 2.82m (9'10" x 9'3")

Fitted with a range of wall and base cabinets with complementary work surfaces over. Inset one and a half bowl stainless steel sink and drainer. Built-in double oven and grill. Four ring gas hob with brushed steel extractor canopy over. Integrated fridge freezer. Space for dishwasher. Tiled floor. Radiator. Double glazed window to rear and door to side opening to the garden.



### First Floor

Spacious landing with double door to airing cupboard housing hot water cylinder, with light connected. Further double doors to a walk-in clothes closet, fitted with hanging rails and drawer units, once again with light connected.

### Principal Bedroom 4.17m x 3.09m (13'8" x 10'1")

Double glazed window to rear. Radiator. Coved cornice. Door opening to:

### En-Suite Shower Room

White suite comprising: Shower cubicle with glazed screen and door. Pedestal wash hand basin. Low level w.c. Fully tiled to both walls and floor. Radiator. Extractor fan.



### Bedroom Two 3.71m x 2.66 (12'2" x 8'8")

Double glazed window to rear. Radiator. Coved cornice.

### Bedroom Three 3.12m x 2.32m (10'2" x 7'7")

Double glazed window to front. Radiator. Coved cornice.

### Bedroom Four 2.65m x 2.33m (8'8" x 7'7")

Double glazed window to front. Radiator. Coved cornice.



### Bathroom 1.99m x 1.94m (6'6" x 6'4")

Fitted with a modern white suite. Panel enclosed bath. Pedestal wash hand basin. Low level w.c. Fully tiled to walls and floor. Radiator. Extractor fan.

### Exterior

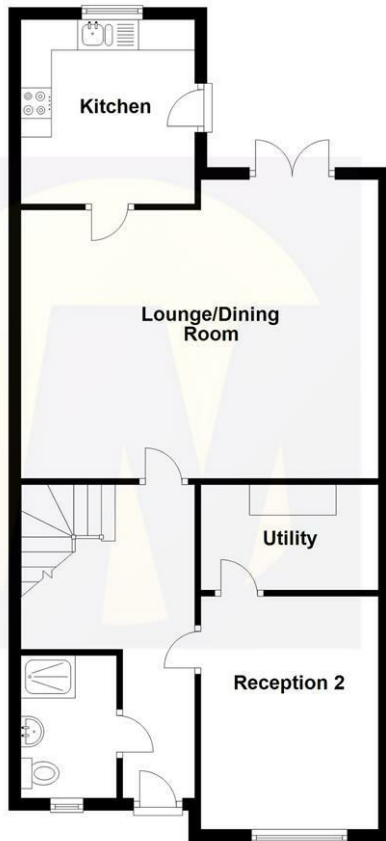
As previously mentioned, the property sits well back from the road with a generous block paved driveway providing parking for four to five cars. Gated side access takes you through to the rear garden

### Rear Garden

The rear garden is fully enclosed by the way of close board fencing. To the immediate rear of the house there is a patio area with the remainder laid to lawn. There is a timber garden shed to remain.

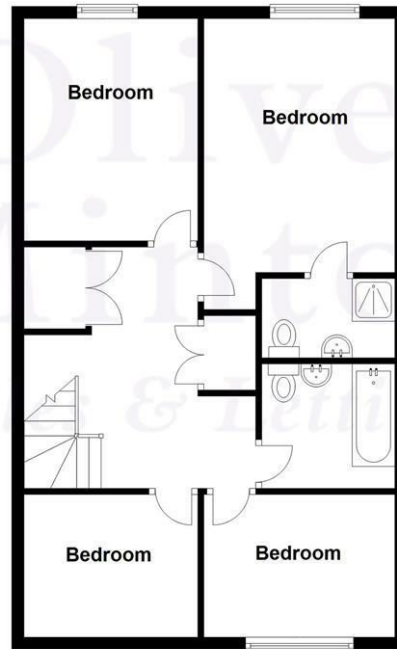
### Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)



### First Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 128.0 sq. metres (1377.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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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 Stanstead Abbots 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

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

**Email:** [sales@oliverminton.com](mailto:sales@oliverminton.com)

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

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