



**Oliver
Minton**
Sales & Lettings

**349 Stanstead Road,
Stanstead St. Margarets Hoddesdon
Herts EN11 0QW
Price Guide £675,000**

* TURN-KEY PROPERTY * RIVERSIDE ASPECT * LANDSCAPED GARDENS * RECENTLY UPGRADED *

This four bedroom, semi-detached family house offers meticulously presented accommodation that is equally suited to both family living and entertaining. Everything is ready for an incoming buyer to 'just move in'!

Set in stunning landscaped gardens that back onto and overlook the picturesque 'New River', the river bank becomes an informal extension of your own outside space, where nature's beauty is right on your doorstep.

The current owners have recently completed a programme of work that includes new 'Chartwell Green' Upvc double glazing and a recently re-fitted, contemporary kitchen/ breakfast room that is now open plan, extending into a fabulous family room, with windows to all sides and doors opening up to the garden.

The accommodation in brief offers: Traditional reception hall, guest cloakroom/w.c, superb kitchen/breakfast/family room, with off-set utility area, together with a more formal living/dining room to the front of the house, an inviting space to relax, featuring a feature fireplace as the focal point. Upstairs there are four bedrooms, the principal having en-suite facilities and a modern, family shower room.

To complete this lovely house, there is a generous block paved driveway to the front, providing off street parking and an integral garage.



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Accommodation

Solid oak front door with leaded light inserts and side windows opening to:

Reception Hall

Traditional reception hall with stairs rising to the first floor. Under stairs cupboard. Radiator. Tiled floor.

Guest Cloakroom

Fitted with a low level; w.c. Wall mounted wash hand basin. Tiled floor.

Living/Dining Room 7.04m x 3.64m (23'1" x 11'11")

Upvc double glazed bay window to front. Attractive feature fireplace with surround housing log effect electric fire. Two radiators. Double doors opening to kitchen and returning door to hall.

Superb Kitchen/Breakfast/Family Room

The real hub of the home, the recently completed kitchen/breakfast room is a very well planned family space, divided into separate but open plan areas with defined uses and attractive tiled flooring. Beautifully fitted with contemporary high gloss units in grey and integrated appliances, which offer a high-spec and attractive finish. The family area is now an open plan extension of this space, with light flooding in through the full surround windows and double doors that open onto the garden.



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Kitchen Area 5.07m x 2.89m (16'7" x 9'5")

Wall and base units with complementary work-surfaces and matching up-risers. Inset sink and drainer. Built-in double oven/grill with multi-zone induction hob and modern illuminated extractor fan. Space for American style fridge freezer. Large island with under counter storage and overhang to provide a breakfast bar capable of seating three or four people with ease. Two vertical radiators. Double doors opening to the living/dining room. Open plan to:

Family Room 4.49m x 3.43m (14'8" x 11'3")

Upvc double glazed on a brick plinth with fully tiled pitched roof. Windows to three sides and double doors opening onto the garden. Two low level radiators. Tiled floor.

Utility Area 2.72m x 2.10m (8'11" x 6'10")

Fitted with a range of units to match the kitchen. Full wall of tall larder style units providing ample storage space. Space and plumbing for washing machine and tumble dryer. Open to kitchen area and with matching tiled floor.

First Floor

Split level landing. Loft access hatch. Loft has power connected and is part boarded.

Principal Bedroom 5.03m x 2.33m (16'6" x 7'7")

Upvc double glazed window to front. Radiator. High ceiling. Door to:

En-Suite Shower Room

Modern white suite. Shower cubicle with glazed screen and door. Low level w.c. Pedestal wash hand basin. Upvc double glazed frosted window to rear.

Bedroom Two 3.60m x 2.93m (11'9" x 9'7")

Upvc double glazed bay window to front. Range of fitted bedroom furniture including two double wardrobes, overbed storage cupboards and matching built-in dressing table. Radiator.

Bedroom Three 3.23m x 3.21 (10'7" x 10'6")

Upvc double glazed window to rear, offering one of the best views from the house across the garden to the river. Radiator. Door to airing cupboard.

Bedroom Four 2.60m x 2.00 (8'6" x 6'6")

Upvc double glazed window to front. Radiator.

Shower Room 2.09m x 1.76m (6'10" x 5'9")

Contemporary white suite. Corner shower with curved glazed screen. Low level w.c. Vanity wash hand basin with cupboard below. Matching wall mounted bathroom cabinet. Chrome heated towel rail. Complementary tiling to walls and floor. Upvc double glazed frosted window.

Exterior

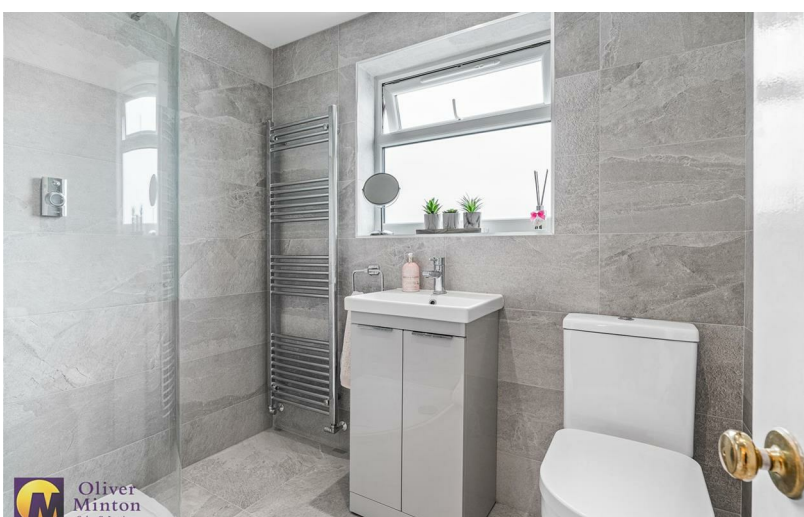
The front of the house has a low walled garden with a wide block paved drive providing parking.

Garage 8.50m x 2.50m (27'10" x 8'2")

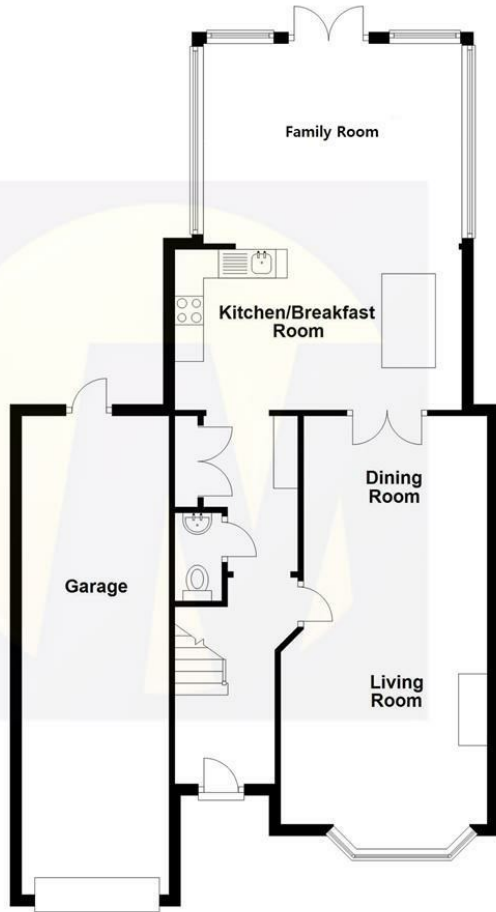
Up and over door with power and light connected. Wall mounted 'Worcester' gas fired boiler. Rear door opening to an under cover area to the side of the house.

Stunning Riverside Garden

One of the main features of this property is the beautifully landscaped and tended rear garden with an array of colourful planting. The manicured lawn with a central pathway takes you down a generous patio area, an ideal spot on a summers day for al-fresco dining, to relax and watch the river meander by, or wonderful if you are someone who likes to entertain.. An informal gated access takes you right out onto the banks of the New River.



Ground Floor
Approx. 90.5 sq. metres (974.5 sq. feet)



First Floor
Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 147.2 sq. metres (1584.2 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, miss-statement or use of data shown.
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SERVICES

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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