

**Oliver  
Minton**  
*Sales & Lettings*

**8 Woodham Way,  
Stanstead Abbots**

**Herts SG12 8DY**

**£395,000**

CHAIN FREE... A delightful semi-detached single storey home set within a small and private no through road within comfortable walking distance from the High Street and St Margaret's main-line station serving London Liverpool Street. (approx. 40 minutes)

During their 12 year ownership, the sellers have completed a programme of refurbishment work to the property including replacing the roof and renewing the plumbing and electrics, together with new kitchen, shower room, double glazing and gas central heating, offering an incoming buyer a super ready-made home.

In brief the accommodation provides: Reception hall/study, living room, kitchen, two double bedrooms and a bathroom. The landscaped garden comes complete with a detached, timber outbuilding, ideal for use as a home office/hobby room, gym or just as space to entertain or relax and enjoy the garden.

Stanstead Abbots provides a variety of shops including a Co-Op store/post office, pharmacy, pubs/restaurants and the River Lee, popular with anglers and boating enthusiasts. The property is adjacent to the New River and also just a short walk to Amwell Nature Reserve.





### Accommodation

Front door opening to:

#### Reception Hall/Study Area 2.31m x 1.48m (7'6" x 4'10")

Upvc double glazed window to front with bespoke shutter blind. Cast iron radiator. Door to:

#### Living Room 4.05m x 2.59m (13'3" x 8'5")

Upvc sliding patio doors opening to the garden. Deep recessed storage area. Cast iron radiator. Wood laminate flooring. Doors off to kitchen, bedrooms and bathroom.

#### Kitchen 2.98m x 2.01m (9'9" x 6'7")

Well fitted with a range of cream wall and base units with complementary work surfaces over. Tiled splash-backs. Double enamel sink with mixer tap. Built-in double oven/grill and five ring gas hob. Spaces for tall fridge freezer and washing machine. Large storage cupboard housing 'Ideal Logic' combination gas fired boiler. Tiled floor. Dual aspect windows to side and rear.

#### Bedroom One 2.69m max x 2.50m (8'9" max x 8'2")

Upvc double glazed window to front fitted with bespoke shutter blind. Cast iron radiator. Attractive wood effect flooring.





### **Bedroom Two 2.67m x 2.63 (8'9" x 8'7")**

Upvc double glazed window to rear fitted with bespoke shutter blind. Cast iron radiator. Attractive fire surround with cast iron insert (decorative, not in use) Wood flooring.

### **Shower Room 2.00m x 1.86m (6'6" x 6'1")**

Fitted with a modern white suite: Walk-in multi function shower with jet sprays, over head spray and hand held attachment and glazed screen. Pedestal wash hand basin. Low flush w.c. Large full length cupboard providing plenty of storage. Cast iron radiator with chrome heated towel rail. Attractive tiled floor. Dual aspect Upvc double glazed windows. Loft access with drop down ladder. Loft is a good height with light connected and is part boarded.



### **Exterior**

To the front of the property there is parking for two vehicles.

### **Landscaped Rear Garden**

The garden has been well designed for ease of maintenance and is fully enclosed. To the immediate rear of the property there is a large raised decked terrace with inset lighting, running the full width of the bungalow. Steps take you down to a paved terrace with raised beds and ornamental gravel area. There is a gated side access out to the front of the property.



### **Garden Room 3.8m x 2.8m (12'5" x 9'2")**

Of timber construction under a pitch tiled roof, this is a great addition to the garden and could have several uses, depending on a buyers needs. Ideal as a home office/hobby room, gym or extra garden/entertainment space. There are double doors with glazed sidelights and an additional window to the side.

### **Services**

Mains services connected: Gas, electricity and mains drainage.

The property is located on a private, unadopted, no-through road.

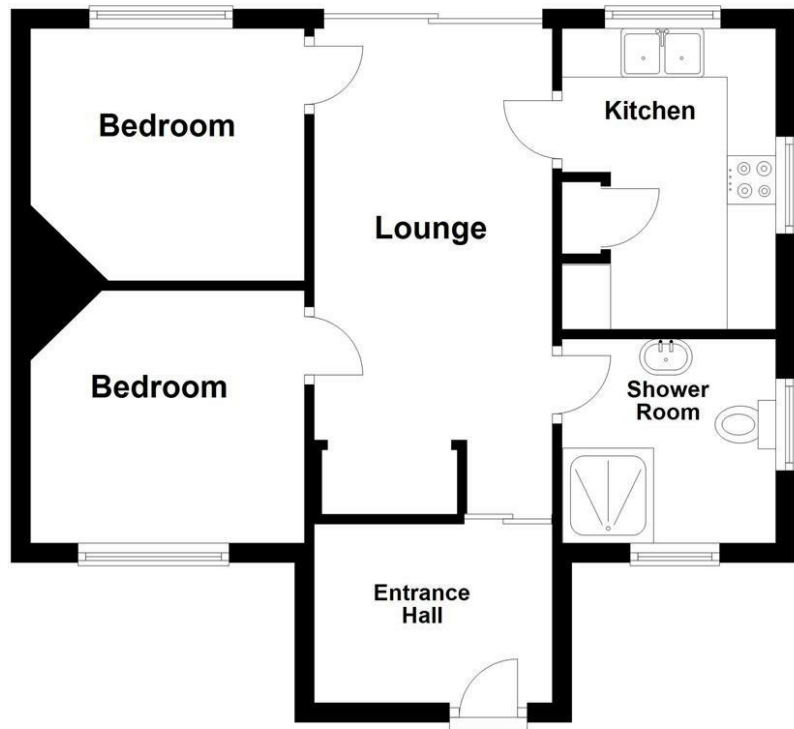
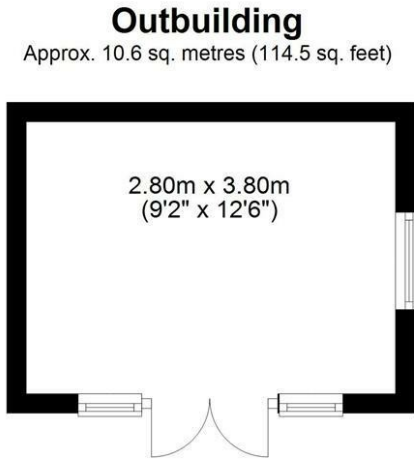
### **Agents Note**

When the current owners purchased the property it was deemed to have some 'historic movement', dating back several decades. Although the property had not moved for many years, they decided to have the property underpinned as a precaution and to give them and any future owners peace of mind. This was all done correctly and certification is available.



## Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 55.3 sq. metres (595.1 sq. feet)

## Woodham Way

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

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