



**Oliver
Minton**
Sales & Lettings

**1 Mapleleaf Close,
Stanstead Abbotts**

SG12 8EX

Price Guide £750,000

Situated in a private and secure gated enclave of just four similar properties, this rarely available detached chalet bungalow offers a spacious and versatile living space, together with a peaceful and secluded rear garden, ample parking and a garage.

The property is ready for immediate occupation, with Upvc double glazing and gas central heating throughout, however there is still plenty of further potential for an incoming buyer to put their own stamp and flair on this lovely home.

The accommodation is set predominantly on the ground floor, with two good size double bedrooms, one of which enjoys en-suite facilities plus a separate bathroom. The large, principal bedroom is located on the first floor and benefits from an en-suite bathroom room and a walk-in wardrobe.

The formal living room, with a large brick built fireplace and attractive wood burner, opens to a conservatory/garden room, a lovely space to sit and look out over the private rear garden. Double doors also lead to a formal dining room. Adjacent to the living room is the kitchen/breakfast room that overlooks the front courtyard and a separate utility room, accessed from the hall, with doors opening to the garden.

The property is situated on a generous plot with a pleasant south westerly aspect. The rear garden provides a wonderful, secluded and peaceful space with a patio area, pond and mature planting. A small 'bridge' leads across to a further gravelled area and for the green fingered buyers, there is plenty of opportunity to further enhance this great outdoor space. To the front of the house there is a block paved driveway providing ample parking, which in turn leads to the garage.



Accommodation

Front door opening to:

Reception Hall

Stairs to first floor. Recessed airing cupboard housing 'Megaflow' hot water tank. Radiator in cover. Wall mounted security entrance system.

Living Room 4.43m x 4.09m (14'6" x 13'5")

Double glazed window to side and leaded light double doors opening to the conservatory/garden room. Brick built fireplace with tiled hearth and timber mantle, housing wood burner. Space for log storage to the side. Double part glazed doors through to:

Dining Room 3.98m x 2.62m (13'0" x 8'7")

Double glazed window to front aspect. Radiator.

Garden Room/Conservatory 3.70m x 2.26m (12'1" x 7'4")

Glazed to three sides with double doors opening to the garden. Fitted blinds. Radiator.

Kitchen 3.72m x 2.75 (12'2" x 9'0")

Double glazed window to front aspect. Fitted with a range of wall and base cupboards with complementary work surfaces over. Large ceramic two and a quarter bowl sink with mixer tap. Built-in 'Hotpoint' oven/grill. Five ring gas hob with integrated extractor above. Integrated washing machine. Under counter fridge. Tiled floor. Radiator.

Utility Room 2.62m x 2.49m (8'7" x 8'2")

Double glazed doors opening to the rear garden. Fitted with wall and base cupboards and tall larder unit. Inset stainless steel sink and drainer. Tiled splashbacks. Tiled floor. Radiator.

Bedroom Two 3.58m x 3.17m (11'8" x 10'4")

Double glazed window to rear. Range of built-in bedroom furniture. Wood laminate floor. Radiator. Door to:

En-Suite Shower Room

Double size walk-in shower cubicle with glazed screen. Pedestal wash hand basin. Low level W.C Chrome heated towel rail. Tiled walls and floor. Extractor fan. Double glazed frosted window.

Bedroom Three 3.97m x 3.17m (13'0" x 10'4")

Double glazed window overlooking front courtyard. Range of wardrobe cupboards. Radiator. Wood laminate floor.

Bathroom 3.14m x 1.54m (10'3" x 5'0")

Fitted with a panel enclosed bath. Vanity wash hand basin set in marble counter top with storage cupboards below. Low level W.C Chrome heated towel rail. Tiling to walls and floor. Frosted double glazed window.

First Floor

The whole of the first floor accommodation is dedicated to the principal bedroom suite.





Principal Bedroom 5.84m x 3.63m > 1.75m (19'1" x 11'10" > 5'8")

Twin 'Velux' style roof windows to rear. Radiator. Door to:

Walk-In Wardrobe 1.84m x 1.72m (6'0" x 5'7")

Fitted with hanging rails and shelving.

En-Suite Bathroom 3.63m x 1.80m (11'10" x 5'10")

Panel enclosed 'jacuzzi' bath. Low level W.C Pedestal wash hand basin. Low level storage cupboard. Door giving access to a large loft/eaves storage area.

Exterior

Approached via a long private drive, electronically operated security gates lead through to the properties. On entering the gates, bear left and No. 1 is the property at the end of the courtyard. There is ample parking, both on the block paved courtyard area and in front of the garage. Outside lighting and water tap.

Garage 5.20m x 2.75 (17'0" x 9'0")

Up and over main door. Power and light connected. Pedestrian door. Wall mounted 'Vaillant' gas fired boiler.

Rear Garden

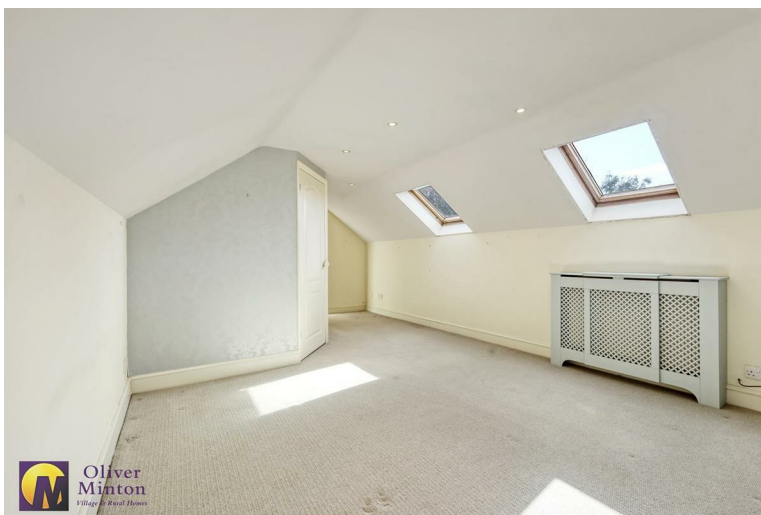
The rear garden has a south-westerly aspect and is very private and secluded. There is a large terrace to the immediate rear, an ideal space for outside entertaining. The garden is of a good size with lawn, gravel areas and garden pond. Timber garden shed to one side and gated access out to the driveway to the other side of the property.

Services

All mains services connected. Mains electricity and gas. Mains drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Location

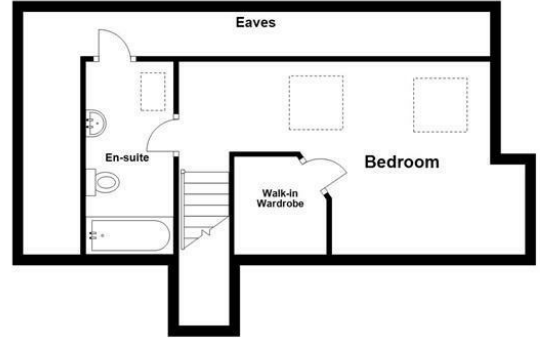
Mapleleaf Close is perfectly situated within comfortable distance of both the local High Street St Margaret's mainline railway station, which offers direct access to London Liverpool Street and Tottenham Hale and the regarded village JMI school. The village has a variety of shops including a Co-Op store/post office, pharmacy, pubs/restaurants and the River Lee, popular with anglers and boating enthusiasts. There are some fantastic open spaces and countryside on the doorstep, with the Lea Valley Regional Park just a short walk away and Amwell Nature Reserve is also close by.



Ground Floor
Approx. 117.0 sq. metres (1259.7 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 159.4 sq. metres (1716.3 sq. feet)
Maple Leaf Close

MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:
Strictly by appointment

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

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