



**Oliver  
Minton**  
*Sales & Lettings*

**14 Cresset Close,  
Stanstead Abbots**

**Herts SG12 8LL**

**Asking Price £549,950**

This rarely available three bedroom detached house is offered with the benefit of NO ONWARD CHAIN. Situated in this highly sought after development, the house is within comfortable distance of St. Margaret's main-line station, St Andrew's Primary school, High Street amenities and lovely walks along the River Lee towpath right on your door step.

The beautifully presented accommodation features Upvc double glazing and gas heating to radiators throughout and in brief comprises: Enclosed entrance porch, through living/dining room with doors opening to the rear garden, recently refitted kitchen, three bedrooms and family bathroom. To the front of the house there is an open plan garden and driveway parking, a single garage and gated side access to an enclosed well tended rear garden.







### Accommodation

Front door opening to:

### Enclosed Entrance Porch

Double glazed window to side. Wood laminate floor. Door opening to:

### Open Plan Living/Dining Room

**Living Room Area 4.38m x 3.16m (14'4" x 10'4")**

Double glazed window to front. Attractive fire surround housing gas fire. Radiator. Coved cornice. Open plan to:

**Dining Area 2.82m x 2.52m (9'3" x 8'3")**

Wide double glazed doors opening to the garden. Radiator. Coved cornice. Door opening to:







### **Kitchen 2.79m x 2.42m (9'1" x 7'11")**

Recently re-fitted with a modern range of wall and base cabinets in a grey hue with complementary marble effect work surfaces. Inset one and a half bowl sink and drainer. Tiled splash-backs. Spaces for Washing machine, tall fridge/freezer and slim-line dishwasher. Recess for cooker with brushed steel illuminated extractor over. Wall mounted 'Vaillant' gas fired boiler. Tiled floor. Double glazed window to rear and door opening to the garden.

### **First Floor**

Landing with double glazed window to side. Loft access hatch. Door to airing cupboard housing pre-lagged hot water cylinder.

### **Bedroom One 3.49m 3.07m (11'5" 10'0")**

Double glazed window to front. Radiator. Range of built-in recessed wardrobe cupboards to one wall.

### **Bedroom Two 3.08m x 2.62m (10'1" x 8'7")**

Double glazed window to rear. Radiator. Double doors to recessed wardrobe cupboard. Wood laminate floor.

### **Bedroom Three 2.61m x 2.48m (8'6" x 8'1")**

Double glazed window to front. Radiator in decorative cover.



### **Bathroom**

Modern white suite: Panel enclosed bath with 'Triton' shower over and glazed screen. Vanity wash hand basin with drawers below. Low level W.C Vertical bathroom cabinet. Wall mounted mirror to one wall. Chrome heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

### **Exterior**

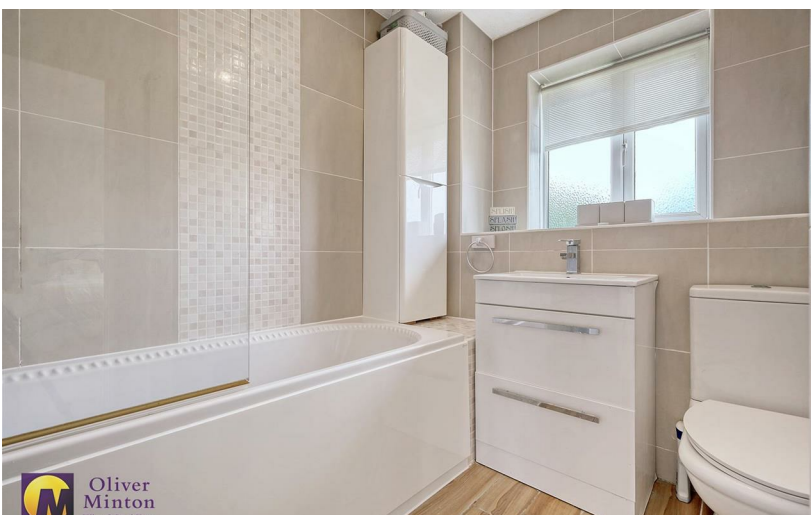
To the front of the house there is an open plan garden, laid to lawn with mature planting. The driveway leads to a single garage.

### **Garage**

With up and over door. Power and light connected.

### **Rear Garden**

Fully enclosed rear garden which is well tended. Patio area to the immediate rear of the house with the remainder laid to lawn with mature borders. Outside water tap and plug sockets. Gated side access.

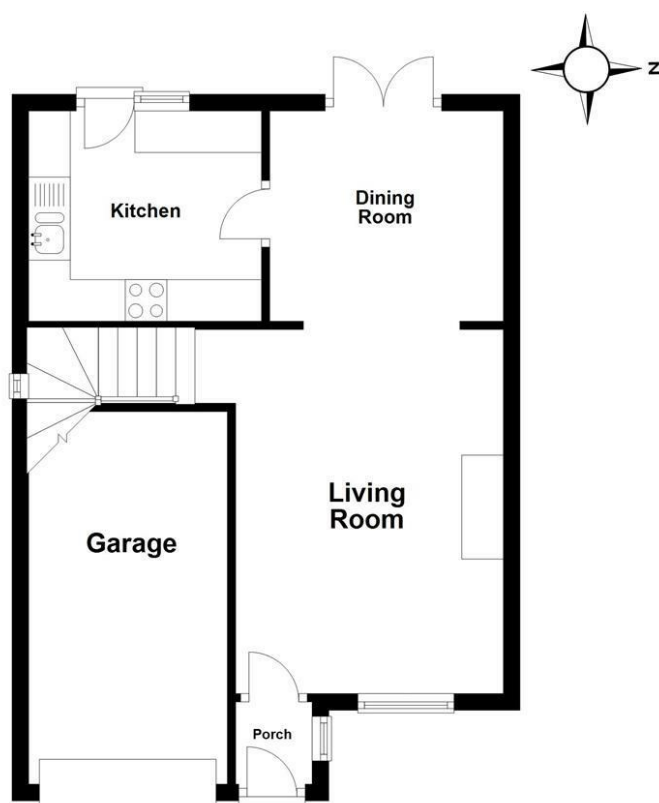


### **Services**

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

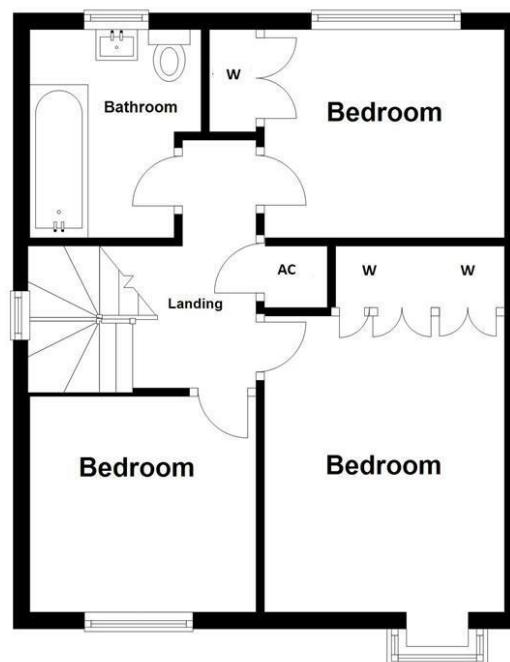
## Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

**Cressett Close**

## 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

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

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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>		<b>85</b>
(69-80) <b>C</b>	<b>70</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		
England & Wales EU Directive 2002/91/EC		

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