



**Oliver  
Minton**  
*Sales & Lettings*

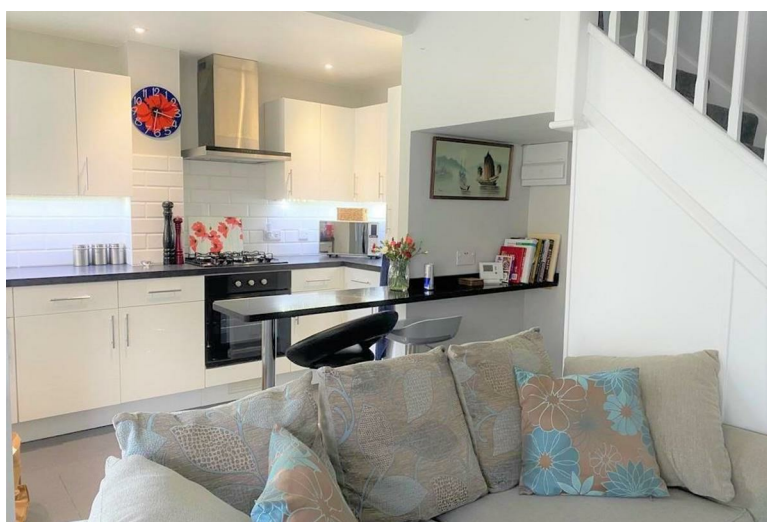
**23 Lee Close,  
Stanstead Abbots  
Hertfordshire SG12 8JN  
Price Guide £319,995**

CHAIN FREE ...A delightful two bedroom house located in a popular riverside development, occupying one of the best spots, adjacent to the River Lee and within just a short stroll to the High Street and St Margaret's train station. The property benefits from Upvc double glazing and gas central heating with the added bonus of allocated parking. The well presented accommodation in brief offers: Living room with bay window, open plan fitted kitchen, two bedrooms and first floor bathroom. Outside there are attractive and well maintained communal gardens and residents gated access out to the River Lee towpath.

The High street offers a range of amenities including: Co-Op supermarket/ Post Office, pubs/restaurants, shops, hairdressers/barbers and dentists surgery. The Lea Valley Regional Park and Amwell Nature Reserve are within comfortable distance. St Margaret's main-line station provides a regular service in to London Liverpool St in approximately 45 minutes.







### Accommodation

Front door opening to:

#### Living Room 4.14m x 3.64m (13'6" x 11'11")

Upvc double glazed bay window to front aspect. Two radiators. Stairs rising to first floor. Deep recessed under stairs space and under stairs storage cupboard. Open Plan to:

#### Kitchen 3.64m x 1.58 (11'11" x 5'2")

Fitted with a range of modern, gloss wall and base units with complementary work surfaces over. Tiled splash-backs. One and a half bowl ceramic sink and drainer with mixer tap. Built-in electric fan oven/grill with four ring gas hob over. Extractor canopy above.. Integrated tall fridge freezer. Space and plumbing for washing machine. Tiled floor. Matching breakfast bar. Upvc double glazed window to front aspect.

#### Landing

With doors off to bedroom and bathroom accommodation. Loft hatch. Loft has pull down ladder with light connected.





### **Bedroom One 3.11m x 3.06m (10'2" x 10'0")**

Two Upvc double glazed windows to front. Radiator. Range of built-in wardrobe cupboards to one wall.

### **Bedroom Two 2.62m x 1.72m (8'7" x 5'7")**

Upvc double glazed window to front. Radiator.

### **Bathroom**

Fitted with a modern white suite: Panel enclosed bath with mixer tap, over bath shower attachment and glazed screen. Vanity wash hand basin with cupboard below. Low level w.c. Chrome heated towel rail. Shaver point. Extractor fan.



### **Exterior**

The property sits on a quiet, pedestrian walkway and as previously mentioned, enjoys a lovely aspect, siding on to the River Lee. There are well maintained communal gardens and a residents gated access out to the River Lee towpath.

### **Parking**

There is allocated parking for one vehicle and further visitors parking available.

### **Services**

All mains services connected. Mains drainage, electricity and mains gas central heating.



### **Agents Note**

We are advised by the current owner that there is an extended lease 189 years from January 1990. (To be confirmed)

At present showing 90 years from 90 years from 22 January 2018

Annual Service Charges £1,162.95. (No ground rent payable)

Management Company Rule: No Pets to be kept at the property



### **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:** Leasehold

**Council Tax Band:** C

**Viewing Arrangements:**

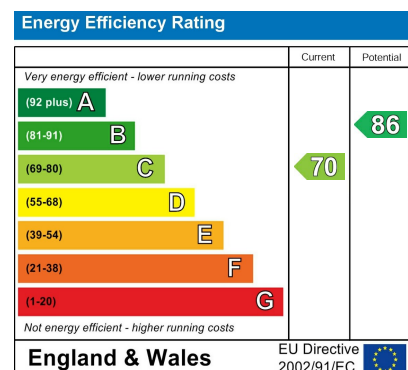
Strictly by appointment

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