



**Oliver
Minton**
Sales & Lettings

**94, Cappell Lane,
Stanstead Abbotts**

SG12 8BY

Price Guide £675,000

This attractive, early Edwardian bay-fronted villa has been extended by the current owners to provide accommodation set over three floors, with a long west facing garden. The property is well presented and retains many original features. It is located on the highly sought after Cappell Lane, with the High Street and main-line railway station and open countryside all close by. The property is set back from the street behind a walled front garden with attractive wrought iron gate and railings.

There are two reception rooms, including a bay-fronted sitting room with an open fireplace and a tall, double-glazed sash window, along with a dining room which has a stripped wood floor and log burner. An inner lobby gives access to the utility room and guest cloakroom/W.C. There is a well-fitted kitchen breakfast room to the rear of the house, with views and access to the garden.

On the first floor there are two generous double bedrooms and a family bathroom, whilst the third floor houses the well designed, dual aspect loft conversion, providing another excellent size double bedroom with lovely views to the rear over paddock land.

There is planning permission granted to further extend the property to the rear.

The long rear garden is south-westerly facing and measures approximately 150 ft in length. It is laid mostly to lawn with mature shrubbery, trees and border planting.



Accommodation

Open porch with tiled floor. Front door opening to:

Reception Hall

Traditional hallway with attractive architraves and ornate corbels. Stairs rising to first floor. Radiator.

Living Room 4.28m x 3.40m (14'0" x 11'1")

Tall bay fronted window to front aspect with secondary glazing. Ornate fire surround, believed to be original, with tiled slips and hearth housing cast iron open fireplace. Built-in shelving to alcoves. Attractive ceiling rose, coved cornice and picture rail.

Dining Room 4.43m x 3.42m (14'6" x 11'2")

Sash window to rear. Chimney breast with inset wood burning stove. Exposed wood floor boards. Picture rail. Door to:

Inner Lobby

Door opening to rear garden and door to:

Utility Room 1.58m x 1.38m (5'2" x 4'6")

Space and plumbing for washing machine and stacked tumble dryer. Space for tall fridge/freezer. Tiled floor. Door to:



Guest Cloakroom/W.C

Low flush W.C. Wall mounted wash hand basin. Wood panelling to walls. Window to side.

Kitchen/Breakfast Room 5.00m x 2.64m (16'4" x 8'7")

Bright and airy room with two large dual aspect windows to rear and side. The kitchen is fitted with a bespoke range of cream coloured wall, base and larder units with complementary wood block worksurfaces. Tiled splash-backs. Inset one and a half bowl sink and drainer. Space for dishwasher. Wide space for range style cooker. Illuminated extractor canopy above. Plenty of space for a table and chairs for informal family dining. Tiled floor. Inset down-lighting.



First Floor

Spacious landing with doors off to bedrooms two, three and family bathroom. Door opening to staircase leading up to principal bedroom.

Bedroom Two 4.42m x 2.73m (14'6" x 8'11")

Sash window to rear. Radiator.

Bedroom Three 4.48m max x 2.81m (14'8" max x 9'2")

Two sash secondary glazed windows to front. Radiator. Under stairs storage cupboard.



Second Floor

Principal Bedroom 4.45m x 4.4m overall (14'7" x 14'5" overall)

Located on the third floor, a quiet haven away from the rest of the house. Lovely bright room, being dual aspect with twin 'Velux' style windows with blinds to the front and two Upvc double glazed windows to the rear, giving fabulous views over the surrounding countryside. Ample storage provided by low level storage cupboards to the eaves and further full height wardrobes.

Exterior

Front garden retained by a low level wall with attractive wrought iron railings and garden gate.



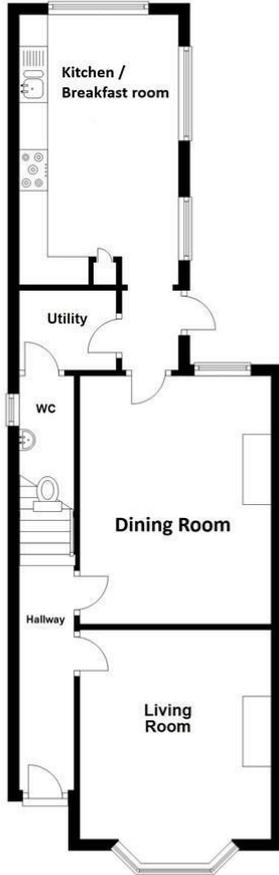
Rear Garden

South-westerly aspect garden measuring approximately 150ft in length. There is a paved terrace area to the immediate rear, with the remainder is mainly laid to lawn with a variety of shrubs to the borders and mature trees.

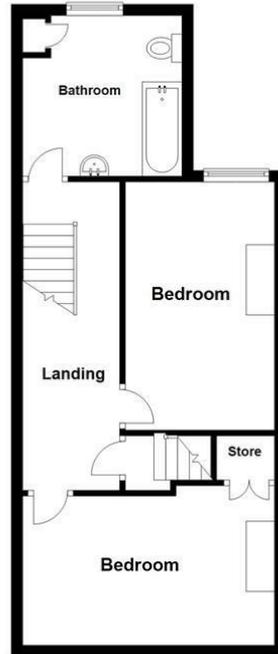
Services

All mains services connected. Mains drainage, electricity and mains gas. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

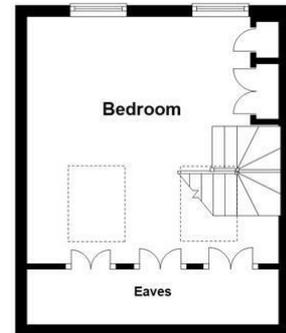
Ground Floor
Approx. 53.5 sq. metres (576.2 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.8 sq. feet)



Second Floor
Approx. 24.4 sq. metres (262.7 sq. feet)



Total area: approx. 122.3 sq. metres (1316.6 sq. feet)
Cappell Lane

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

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.