



**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.



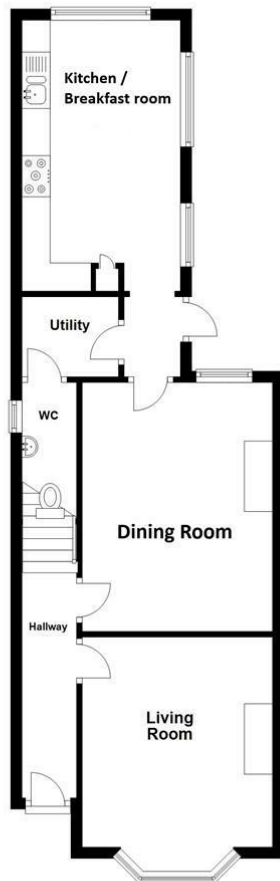
### Rear Garden

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.

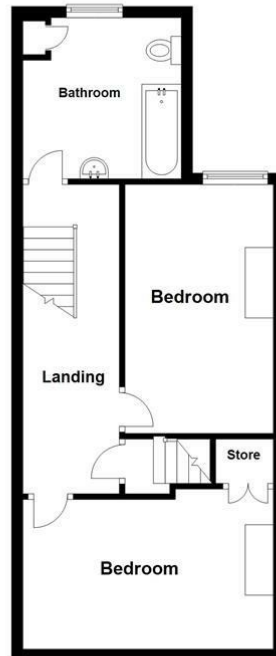
### Services

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>

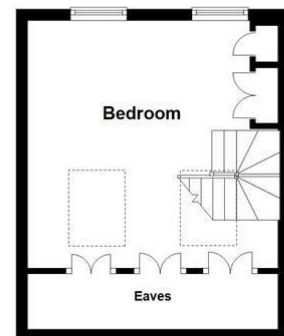
**Ground Floor**  
Approx. 53.5 sq. metres (576.2 sq. feet)



**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**

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**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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

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