



**Oliver  
Minton**  
*Sales & Lettings*

**20 Millers Lane,  
Stanstead Abbots**

**SG12 8AF**

**Price Guide £570,000**

Quietly situated within this highly sought after no-through road, just minutes from all the village amenities, this attractive, three bedroom link-detached family home offers deceptively spacious accommodation throughout and benefits from a lovely west facing rear garden and driveway parking.

The accommodation is beautifully presented throughout and benefits include Upvc double glazing, gas central heating, a re-fitted bathroom and a modern, well designed kitchen.

The garage has been converted to provide a home office plus additional storage space, however lends itself to other uses, depending on a buyers needs.

The village High Street offers a good range of facilities that include pubs/restaurants, a Co-Op supermarket/Post Office, hairdressers/beauty salons and a dentist surgery, to name but a few. There is also a regarded primary JMI school.

St. Margaret's Station, which is just a short stroll away, provides a frequent service, to London Liverpool Street, approximately 45 minutes.

The River Lea towpath offers delightful riverside walks, whilst Lea Valley Park and Nature Reserve are close by. The larger towns of Ware, Hoddesdon and Hertford are within a short driving distance, as are excellent road links via the A10, M25 and M11.





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## ACCOMMODATION

Front door opening to:

### ENCLOSED ENTRANCE PORCH 1.72m x 1.72m (5'7" x 5'7")

Upvc double glazed window to side. High grade solid oak flooring. Radiator. Door opening to:

### LIVING ROOM 5.38m x 3.68m (17'7" x 12'0")

Upvc double glazed bow window to front aspect. Attractive fire surround with marble hearth and back plate housing gas coal fire. Fully wired and set up for wall mounted television, incorporating concealed wiring suitable for 'Sonos' home cinema sound bar. High grade solid oak flooring. Coved ceiling. Two radiators. Stairs rising to first floor. Ultra flush, frameless hidden door giving access to:

### DINING ROOM/RECEPTION TWO 3.00m x 2.55m (9'10" x 8'4")

Upvc French doors opening onto garden. Once again, wired for wall mounted television and sound bar. High grade oak flooring. Radiator. Coved ceiling.

### KITCHEN 3.32m x 2.69m (10'10" x 8'9")

Beautifully fitted with A range range of modern cabinets in a cream hue, incorporating a tall pull-out larder unit and complemented by contrasting work surfaces and matching up-risers. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splash-backs. Built-in 'John Lewis' twin ovens, one with integrated microwave. Matching four ring gas hob with glass splash-back and brushed steel illuminated extractor canopy over. Space and plumbing for automatic washing machine and space for tall fridge/freezer. Radiator. Inset spotlighting to ceiling. Upvc double glazed door and side window to rear aspect opening onto garden.

## FIRST FLOOR

Landing with Upvc double glazed window to side aspect. Hatch to loft which is boarded with access via a pull-down ladder. Coved ceiling. Door to airing cupboard housing hot water cylinder.

### BEDROOM ONE 3.53m x 3.21m (11'6" x 10'6")

Upvc double glazed window to front aspect. Comprehensive range of fitted bedroom furniture to include wardrobe cupboards, twin bedside drawer units with side cabinets and matching over bed storage units. Radiator.

### BEDROOM TWO 3.15m x 2.82m (10'4" x 9'3")

Upvc double glazed window to rear aspect. Built-in wardrobe and high over-bed storage cupboard. Radiator.

### BEDROOM THREE 2.18m x 2.12m (7'1" x 6'11")

Upvc double glazed window to front aspect. Radiator.



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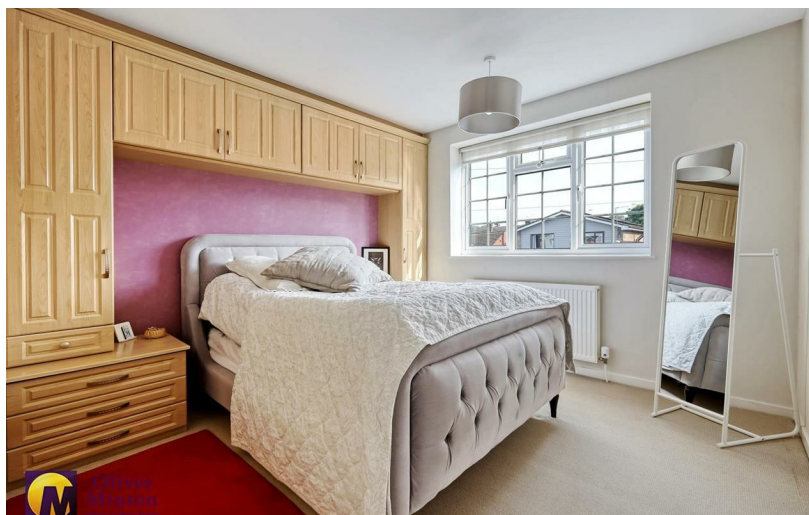


### **BATHROOM 2.54m x 1.89m (8'3" x 6'2")**

Re-fitted with a contemporary white suite comprising: Panel enclosed bath with mixer tap, over bath shower and glazed screen. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Chrome heated towel rail. Wall mounted, vertical mirror fronted bathroom cabinet. Coved ceiling. Inset spotlighting. Two Upvc frosted double glazed windows to rear.

### **GARAGE CONVERSION**

The garage has been converted and sub divided to provide a useful home office/gym and storage areas. Fully insulated plasterboard and decorated. Power and light connected with plenty of sockets and broadband connectivity. Should an incoming buyer prefer one open area rather than two, this could easily be done.



### **HOME OFFICE/GYM 3.34m x 2.33m (10'11" x 7'7")**

Great choice of uses depending on a buyers needs. Double glazed window and personal door opening onto the rear garden. Door to cupboard housing electrical consumer unit servicing the property and new ring main. Door to:

### **STORAGE 2.66m x 2.20 plus 0.86m (8'8" x 7'2" plus 2'9")**

Storage area. There is also additional storage that is handy for bicycles etc. at the front of the former garage.

### **EXTERIOR**

The front of the property provides plenty of off street parking on the driveway.



### **REAR GARDEN**

Beautifully tended and private rear garden that enjoys a westerly aspect and is enclosed to all boundaries. Getting the sun for the majority of the day, to the immediate rear of the house is a generous patio area with the remainder laid to lawn. There are mature specimen trees and shrubs borders with a further space for seating to the far rear of the garden. Outside tap and courtesy lighting. A gated access leads to a small, rear pedestrian walkway, used by just this and the neighbouring property, giving handy access to the front of the house.

### **SERVICES**

All main services connected. Gas, electricity, mains drainage.

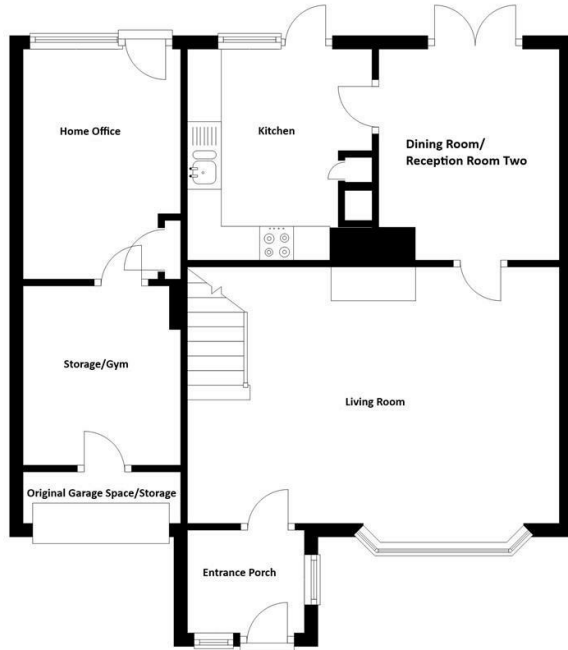
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



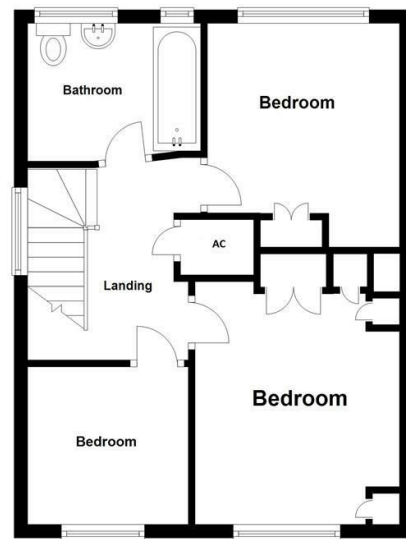
### **MORTGAGE ADVICE**

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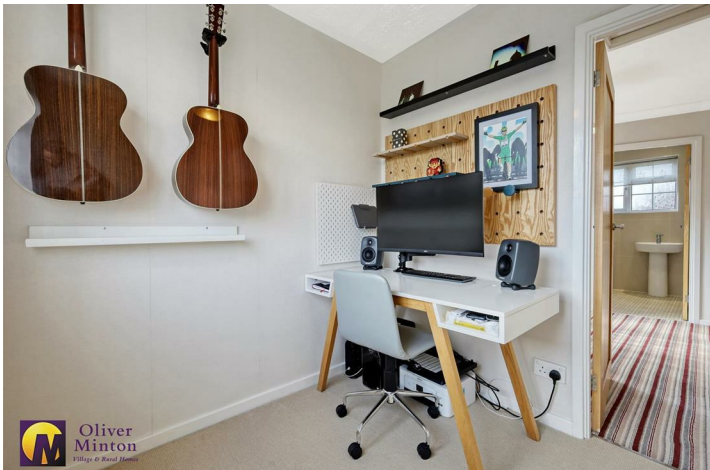
**Ground Floor**  
Approx. 58.2 sq. metres (626.0 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 99.4 sq. metres (1070.3 sq. feet)  
**Millers Lane**



**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>                            |                         | 78        |
| (55-68) <b>D</b>                            | 52                      |           |
| (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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