



**Oliver  
Minton**  
*Sales & Lettings*

**2 Mill Race,  
Stanstead Abbots**

**SG12 8BZ**

**Price Guide £785,000**

Viewings to commence 11th January... This attractive, detached house offers a perfect blend of space and comfort and has been a wonderful family home to the current owners for over 50 years. Set in a well-regarded and established neighbourhood, this is one of just three individual detached properties located on this part of the road and these houses very seldom come up for sale.

Situated in a great location, just minutes away from the village High Street, St. Margaret's railway station and regarded primary school, this is a genuine and rare opportunity to acquire a house that is ideal for a new owner that is looking to further enhance and add their own stamp to a property with ample scope to alter/extend (STPP)

There is an abundance of natural light throughout the property, with added benefits of Upvc double glazing and full gas central heating. Upon entering the property you are greeted by a traditional hallway which leads to a study, dual aspect living/dining room, giving direct access to the garden, a snug/playroom and a fitted kitchen to the rear of the house. The ground floor also benefits from a guest cloakroom/w.c.

On the first floor there is a large principal bedroom, three further bedrooms and a family bathroom.

The mature, well-tended southerly aspect garden complements the house perfectly and this lovely home also comes with an attached garage and ample driveway parking.

Stanstead Abbots is a thriving village community providing an excellent commuter rail service into London Liverpool Street via St. Margaret's station. Other village amenities are also within a short walk, including a Co-Op store/post office plus a selection of shops, pubs and restaurants plus a regarded primary school.





### Accommodation

Upvc double glazed front door opening to:

### Enclosed Entrance Porch

Door opening to:

### Reception Hall

Traditional hallway with stairs rising to first floor. Under stairs cupboard. Wood laminate flooring. Radiator.

### Guest Cloakroom W.C

Fitted with a wall mounted wash hand basin. Mid flush w.c. Double glazed frosted window.

### Study 3.70m x 2.02m (12'1" x 6'7")

Double glazed window to front. Radiator.

### Living/Dining Room 7.48m x 3.97m (24'6" x 13'0")

Light and bright dual aspect open plan room with wide double glazed windows to front and rear and door giving direct access to the rear garden. Tiled fireplace housing gas fire. Two radiators. Two returning doors to hallway. Door to snug/playroom.

### Snug/Playroom 4.37m x 2.69m (14'4" x 8'9")

Double glazed windows to rear and side overlooking the rear garden. Radiator.





### **Kitchen 3.95m x 2.71m (12'11" x 8'10")**

Fitted with a range of wall and base units with roll edge work surfaces. Tiled splash-backs. Inset stainless steel sink and drainer. Spaces for free standing cooker, tall fridge freezer and washing machine. Wall mounted 'Vaillant' gas fired combi boiler. Double glazed window to rear and door to garden.

### **First Floor**

Landing with recessed storage cupboard. Loft hatch.

### **Principal Bedroom 4.87m x 3.94m (15'11" x 12'11")**

Wide double glazed window to front with lovely views across to the church and countryside beyond. Recessed sliding door wardrobe cupboard. Radiator. Vanity wash hand basin.

### **Bedroom Two 3.61m x 3.31m (11'10" x 10'10")**

Double glazed window to rear. Radiator.

### **Bedroom Three 3.70m x 2.06m (12'1" x 6'9")**

Double glazed window to front. Radiator.

### **Bedroom Four 2.37m x 2.37m (7'9" x 7'9")**

Double glazed window to rear. Radiator.

### **Bathroom**

Panel enclosed bath with 'Triton' over bath electric shower. Mid flush w.c. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Double glazed windows to rear and side.



### **Exterior**

The property sits well back from the road with a mature front garden that is mainly laid to lawn with shrub and flower borders. A driveway provides ample parking and leads to the garage. There is plenty of space to create further parking should it be required. Gated access to side leading to the rear garden.

### **Garage**

Single garage with up and over door. Power and light connected.

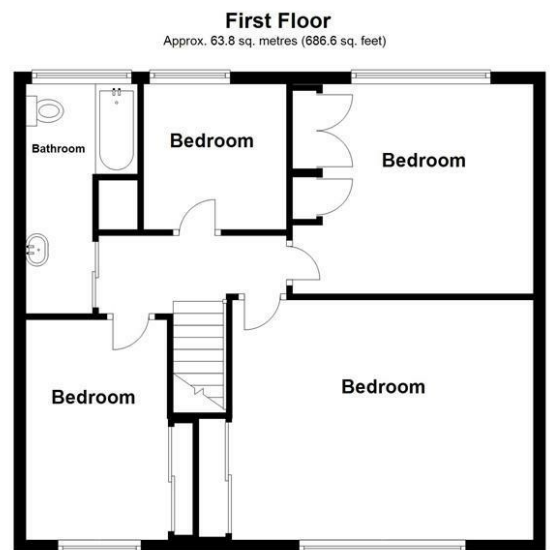
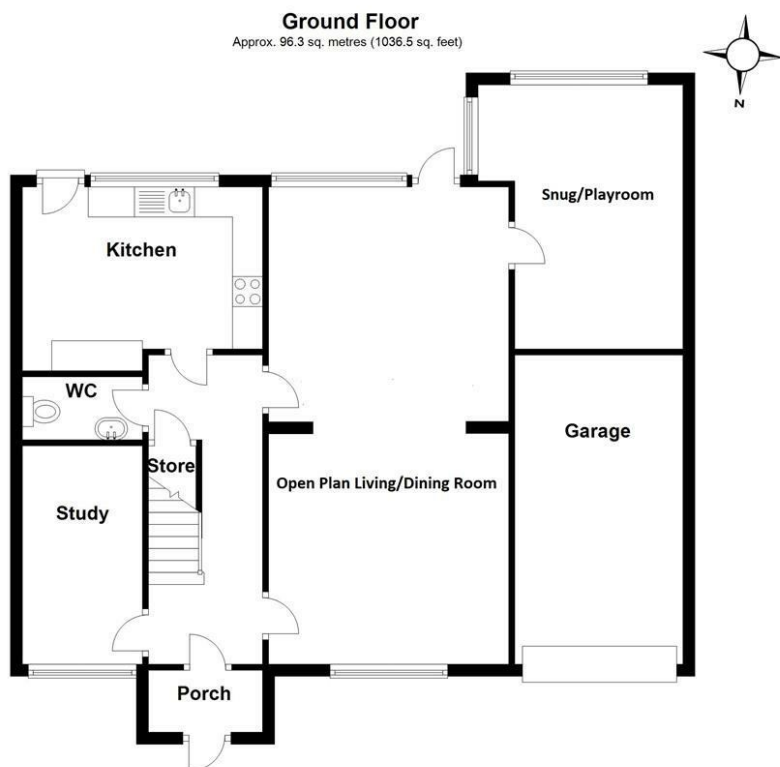
### **Rear Garden**

The southerly aspect, family friendly garden is fully enclosed by way of panel fencing. The full width paved terrace to the immediate rear of the house provides a great seating area and summer entertaining space. The remainder is laid to lawn, interspersed with mature specimen trees, to include a beautiful Magnolia, and a variety of border planting.

### **Services**

All mains services connected. Gas fired central heating. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Total area: approx. 160.1 sq. metres (1723.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Mill Race**

## MORTGAGE ADVICE

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**Tenure:** Freehold

**Council Tax Band:** F

**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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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