



**Oliver
Minton**
Sales & Lettings

**113 Cappell Lane,
Stanstead Abbots
Herts SG12 8DA
Price Guide £525,000**

*****NO ONWARD CHAIN*****

This two bedroom semi-detached bungalow is set in a prime village location and presents a buyer with a very rare opportunity to own one of these single storey residences.

Set on a generous plot, the property sits a long way back from the road, with a generous front garden, ample driveway parking and a large rear garden, backing open fields.

The property would benefit from some cosmetic improvement and there is also plenty of scope to alter and/or extend (subject to the usual planning consents), however it is ready for immediate occupation and would make a superb property for an incoming buyer to move in and add their own style and flair.

Currently, the accommodation comprises: Lounge, kitchen/diner, two bedrooms, one with en-suite facilities and a family bathroom. Gas central heating and replacement windows feature throughout.

Cappell Lane is a highly sought after location within the village of Stanstead Abbots, with various styles and periods of housing, open countryside and St. Andrews church, forming the picturesque village street scene.

Stanstead Abbots is a lovely village with a good range of facilities including; independent shops, pubs, restaurants, Co-Op store/ Post Office, pharmacy and dental surgery. The village also boasts its own regarded primary school with a choice of secondary schools being found in the larger surrounding towns of Hoddesdon, Ware and Hertford.

St Margaret's train station provides frequent service in to London Liverpool Street in approximately 45 minutes. There are delightful walks to be enjoyed along the River Lee navigation as well as the New River and access to the Lea Valley Regional Park is nearby.



Accommodation In Brief

Living Room 4.60m x 3.66m (15'1" x 12'0")

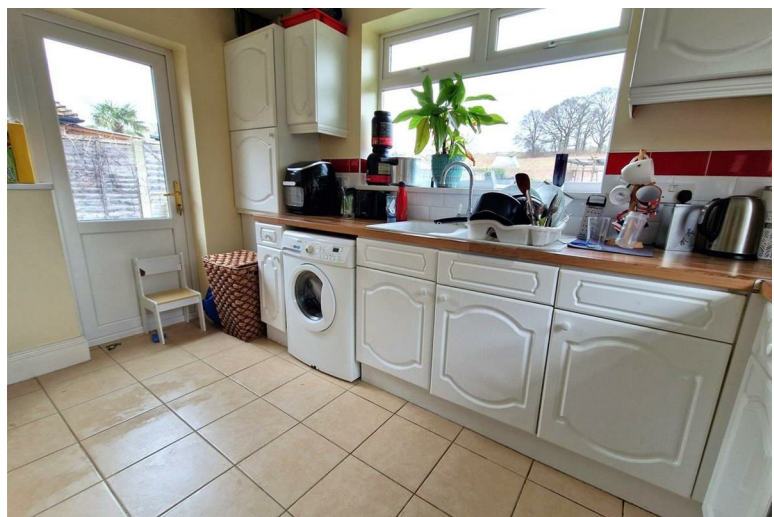
Kitchen/Breakfast Room 2.73m x 3.64m (8'11" x 11'11")

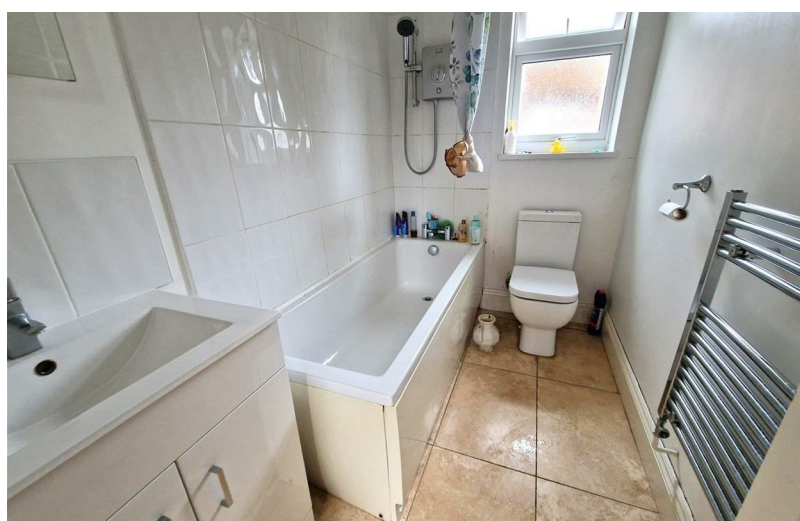
Bedroom One 3.21m x 2.57m (10'6" x 8'5")

En-Suite Shower Room

Bedroom Two 2.46m x 2.44m (8'0" x 8'0")

Bathroom





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



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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