



**Oliver  
Minton**  
*Sales & Lettings*

**39 Trotters Gap,  
Stanstead Abbots**

**SG12 8JE**

**Price Guide £425,000**

This end terrace family home is quietly situated along a pedestrian walkway with views to the front and side overlooking a small copse and countryside beyond. Although the house would gain from some cosmetic improvement, the property is ready for immediate occupation and already benefits from gas fired central heating to radiators and replacement double glazing throughout. A great house for a new buyer to put their own stamp on.

There is plenty of scope to alter/enlarge, subject to the usual planning permissions with two brick built outbuildings that some neighbouring properties have incorporated into the living accommodation.

Currently, the ground floor accommodation comprises: Entrance hall, living room, dining room and kitchen. The first floor offers three generous bedrooms, a shower room and separate w.c.

Particular features of this home are the two gardens, a traditional rear garden plus a wide corner plot to the front, both equally private and useable. Unusually, this gives a choice of outside space, a great opportunity for the green fingered buyer.

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**

Front door with double glazed sidelight opening to:

### **Hall**

Stairs rising to first floor. Radiator. Under stairs storage cupboard. Doors off to sitting room and kitchen.

### **Sitting Room 3.74m x 3.24m (12'3" x 10'7")**

Double glazed window to front. Fireplace with wood surround, marble hearth and backplate housing a coal effect gas fire. Radiator. Archway through to:

### **Dining Room 2.76m x 2.68m (9'0" x 8'9")**

Double glazed window to rear. Radiator. Door to:

### **Kitchen 2.79m x 2.73m (9'1" x 8'11")**

Range of wall and base units. Roll edge work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Built-in electric 'Whirlpool' electric oven/grill with matching four ring gas hob above. Pull out extractor over. Spaces for under counter fridge and freezer and space and plumbing for washing machine. Recessed low level storage. Door to outside.





## First Floor

Landing with double glazed window to side. Loft access hatch. Loft has light connected and pull down ladder. 'Worcester' gas fired boiler is sited in the loft.

## Bedroom One 3.24m x 2.93m (10'7" x 9'7")

Double glazed window to front. Range of built-in wardrobe cupboards to one wall. Radiator.

## Bedroom Two 3.19m x 2.78m (10'5" x 9'1")

Double glazed window to rear. Radiator.

## Bedroom Three 2.56m x 2.33m max (8'4" x 7'7" max)

Double glazed window to front. Radiator.

## Shower Room

Step-in fully tiled shower cubicle with glazed screen Fitted with 'Triton' electric shower. Pedestal wash hand basin. Radiator. Part tiled walls. Double glazed obscured window.

## Separate W.C

Mid flush w.c. Radiator. Double glazed obscured window.



## Exterior

### Rear Garden

Just outside the rear door, there are two useful brick built outbuildings at present used for storage. The remainder of the garden is laid to lawn with mature planting. Gated side pathway with hardstanding/bin area. which takes you through to the front garden.

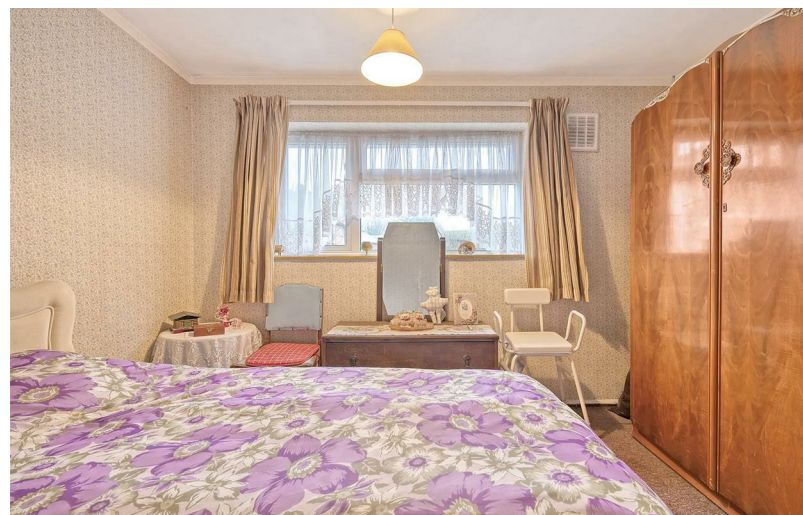
### Front Garden

Wider corner plot to the front with gated access out to a pedestrian pathway. Patio area, laid to lawn and central pathway to front door. Open aspect to side over a wooded copse and countryside beyond.



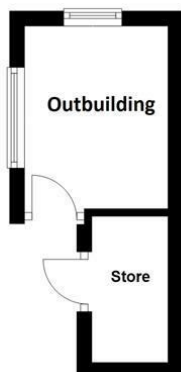
## Services

The property is connected to mains water, drainage and electricity. The property is heated by mains gas boiler to radiators.



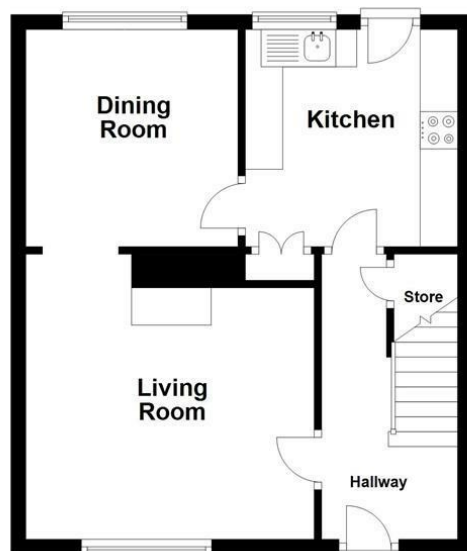
### Outbuilding

Approx. 6.8 sq. metres (73.2 sq. feet)



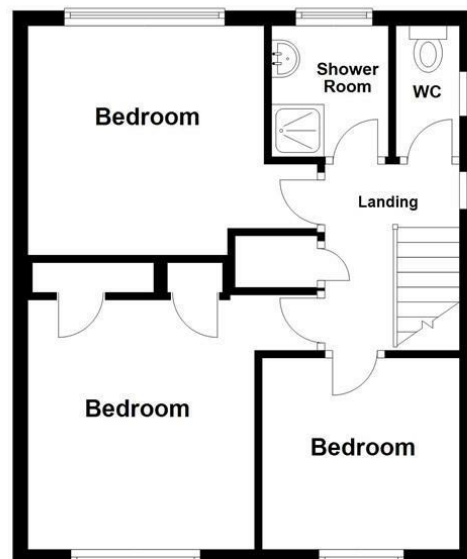
### Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 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.

### Trotters Gap

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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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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