



**Oliver  
Minton**  
*Sales & Lettings*

**13 Robin Close,  
Stanstead Abbots  
Hertfordshire SG12 8TX  
Price Guide £675,000**

**TURN-KEY PROPERTY...** Situated on this highly regarded riverside development, adjacent to the River Lee towpath and a short walk to the train station, this four bedroom detached home is a beautiful example, presented to exacting standards throughout by the current owners.

The accommodation has an ideal layout for the modern family with recent additions and improvements that include: a lovely conservatory with solid roof, perfect for all year use, solar panels and an E.V charging point. Other special features include engineered oak floors to the principal ground floor rooms, double glazing and gas central heating throughout.

The accommodation in brief comprises: Reception hall, living room with double doors opening to a superb kitchen/dining room, spacious conservatory and downstairs cloakroom. In addition, there is a spacious family room/playroom which utilises space taken from the original garage.

Upstairs there are four bedrooms, the principal having en-suite facilities, and a modern family bathroom

There is an open plan front garden providing driveway parking and a private, enclosed garden to the rear.

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 opening to:

### Hallway

Stairs rising to first floor. Engineered oak floor. Doors off to family/playroom and living room.

### Living Room 5.07m x 4.20m (16'7" x 13'9")

Double glazed deep walk-in bay window to front fitted with bespoke shutter blind. Engineered oak floor. Radiator. Inset down-lighting. Multi-pane double door opening to:

### Kitchen/Dining Room 5.96m x 2.94m (19'6" x 9'7")

Fabulous open plan space part divided by a breakfast bar that can seat three or four people with ease.

### Dining Area

The dining area opens onto the conservatory by way of double French doors and offers a large space for a table and chairs. Engineered oak floor. Radiator.

### Kitchen Area

Superbly fitted with a modern range of cream wall and base units with complementary wood block work surfaces. Tiled splash-backs. Inset sink and drainer. Built-in double electric oven/grill with four ring gas hob above. Contemporary brushed steel illuminated extractor over. Built-in microwave oven and integrated dishwasher. Space for tall fridge/freezer. Radiator. Tiled floor. Under stairs storage cupboard. Upvc double glazed window to rear. Door to inner hall and door to:

### Utility Room 1.89m x 1.62m (6'2" x 5'3")

Fitted with matching units and worktops to the kitchen. Space and plumbing for washing machine and tumble dryer. Tiled floor. Radiator. Upvc double glazed window to side and door to the rear garden.





### Cloakroom/W.C

Low level w.c. Wall mounted wash hand basin. Heated towel rail/radiator. Double glazed frosted window.

### Conservatory 3.70m x 2.82m (12'1" x 9'3")

Of Upvc construction on brick plinth with a solid roof. Double glazed windows and double doors opening to the garden. Fitted blinds. Tiled floor.

### Inner Hall

Engineered oak floor. Door to deep storage cupboard housing 'Ideal Classic' gas fired boiler.

### Family/ Playroom 4.19m x 2.37m (13'8" x 7'9")

Double glazed window to front fitted with bespoke shutter blind. Returning door to hallway.

### First Floor

Landing with doors off to bedroom accommodation and family bathroom. Loft access hatch. Door to airing cupboard housing pre-lagged hot water cylinder.

### Principal Bedroom 3.51m x 3.31m (11'6" x 10'10")

Plus door recess. Double glazed window to front fitted with bespoke shutter blind. Range of built-in mirror fronted wardrobe cupboards to one wall. Radiator. Door to:

### En-Suite Shower Room

Fitted with a modern suite. Fully tiled shower cubicle with glazed door. Vanity wash hand basin with cupboard below. Low level w.c. with concealed cistern. Large mirror to one wall. Chrome heated towel rail. Extractor fan. Upvc frosted window.

### Bedroom Two 3.03m x 2.38m (9'11" x 7'9")

Double glazed window to rear fitted with bespoke shutter blind. Recessed storage/wardrobe cupboard. Radiator.

### Bedroom Three 2.55m x 2.48m (8'4" x 8'1")

Double glazed window to front fitted with bespoke shutter blind. Recessed storage/wardrobe cupboard. Radiator.

### Bedroom Four 2.54m x 2.44m (8'3" x 8'0")

Double glazed window to rear fitted with bespoke shutter blind. Recessed storage/wardrobe cupboard. Radiator.

### Bathroom

Well fitted with a modern white suite. Panel enclosed bath with over bath shower and glazed screen. Vanity wash hand basin set on counter top incorporating low flush w.c. with concealed cistern. Chrome heated towel rail. Double glazed frosted window to rear.

### Exterior

To the front of the house the open plan garden has driveway parking for two/three vehicles. There is also a wide area of lawn with shrub borders. Should more parking be required, this could be utilised for this purpose.

To the side of the house is a recently installed E.V charger point.

### Rear Garden

To the immediate rear of the house there is a paved terrace, perfect for outside dining. The remainder is laid to lawn with mature planting providing natural screening. Gated side access to the front.

### Services

All mains services connected. Gas fired central heating via radiators.

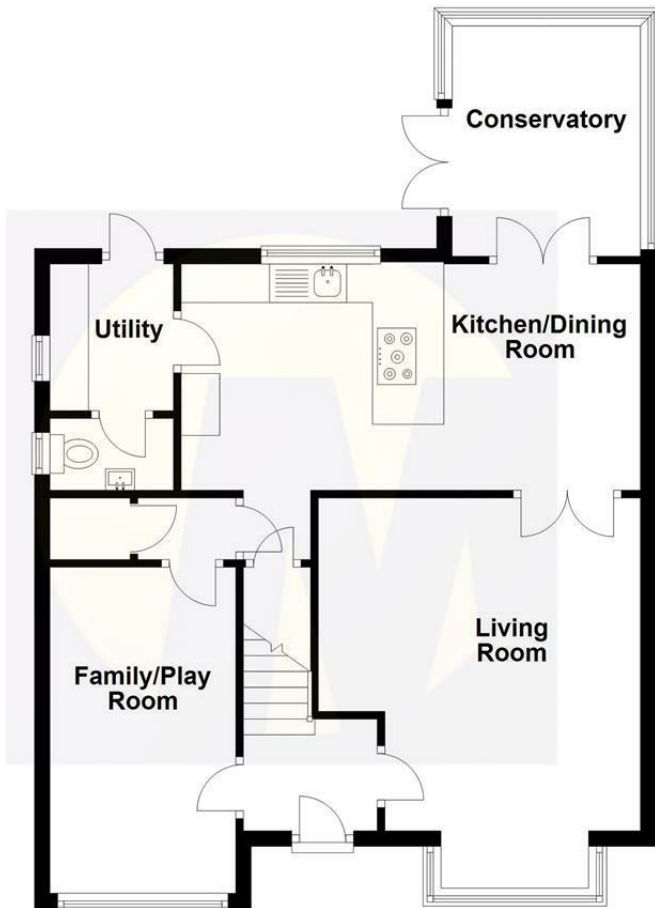
Solar Panels installed by Envo Energy Solutions in October 2023. Battery storage in loft, what is not used go back to grid.

EV charger for car.

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

## Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



## First Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 116.5 sq. metres (1254.5 sq. feet)

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**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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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>62</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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