



**Oliver  
Minton**  
*Sales & Lettings*

**7b, Netherfield Lane,  
Stanstead Abbots**

**SG12 8HD**

**Price Guide £499,995**

One of a pair of semi detached homes, built by the same developer, nestled in a tranquil enclave just off Netherfield Lane, a no-through road bordering the Lea Valley Regional Park. The property is within comfortable distance of all amenities including the High Street with its shops, pubs and restaurants, well regarded primary school and St. Margaret's main-line station serving London Liverpool Street."

Giving very little away from its exterior, there is a spacious and well-appointed interior within and the versatile layout offers flexibility for an incoming buyer to adapt to their needs. The accommodation offers: Entrance hall, guest cloakroom/w.c., two bedrooms/study, utility/shower room, living room and a well fitted kitchen/dining room. Upstairs, the generous size principal bedroom benefits from a contemporary en-suite bathroom and there is an additional bedroom on this floor.

Double glazing features throughout and there is a recently installed air source heat pump, for heating the house and the domestic hot water supply.

The rear garden is private and secluded with a block paved seating area to the immediate rear. At present, the current owner utilises a significant portion of the garden for his hobby, there is a formal pond with wooden shed/structure encompassing the filtration, heat source and other equipment.

The property also benefits from a garage en-bloc and parking.





### **Accommodation**

Composite entrance door opening to:

### **Reception Hall**

Stairs rising to first floor. Doors leading off to all ground floor accommodation. Under stairs storage. Large storage cupboard. Radiator.

### **Guest Cloakroom/W.C**

Wall mounted wash hand basin. Low flush w.c. Heated towel rail. High level double glazed window.

### **Bedroom Four /Study 2.97m x 2.74m (9'8" x 8'11")**

Double glazed window to front. Radiator. Door to cupboard housing hot water cylinder and air source heat pump controls.

### **Bedroom Three 4.08m x 2.51m (13'4" x 8'2")**

Double glazed window to front. Radiator.

### **Living Room 5.68m x 3.62m (18'7" x 11'10")**

Upvc double glazed full width double doors with glazed sidelights opening to the rear garden. Two radiators. Wall lights. Wood panel ceiling.

### **Kitchen/Dining Room 5.91m max x 3.70m max (19'4" max x 12'1" max)**

A lovely bright, open plan family space that is part divided by a breakfast bar and has direct access out to the garden.





### **Kitchen Area 3.70m x 2.77m (12'1" x 9'1")**

Fitted with a range of cream wall and base cabinets with complementary work surfaces over. Inset one and a half bowl stainless steel sink and drainer with high level double glazed window above. Tiled splash-backs. Built-in double oven/grill with four ring ceramic hob over. Extractor fan above. Integrated 'Bosch' dishwasher. Tall larder cupboard. Tiled floor.

### **Dining Area 3.66m x 3.34m (12'0" x 10'11")**

Upvc door and glazed sidelight opening to the garden. Exposed wood floorboards. Radiator. Plenty of space for dining table and chairs and comfortable seating.

### **Utility/Shower Room**

Range of wall and base units with inset sink and drainer. Space and plumbing for washing machine. Large shower cubicle with glazed screen. Vanity wash hand basin with storage below. Low flush w.c. Tiled to walls and floor. Heated towel rail. High level double glazed window.

### **First Floor**

Landing with over stairs cupboard plus addition storage cupboard. 'Velux' style window.

### **Principal Bedroom 6.74m x 3.47 (22'1" x 11'4")**

Three roof windows to rear aspect. Range of built in bedroom furniture to include a bank of wardrobes, dressing table and drawer units. Two radiators. Door to:

### **Contemporary En-Suite Bathroom 2.83m 1.80m (9'3" 5'10")**

Modern white suite: Free standing bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low flush w.c. Complementary tiling to walls and floor. Under floor heating. 'Velux' window. Extractor fan.

### **Bedroom Two 2.87m x 2.65m (9'4" x 8'8")**

'Velux' window to front Radiator.

### **Exterior**

The property is approached via a quiet pedestrian walkway, situated just off Netherfield Lane. The open plan front garden is mainly laid to lawn with an ornamental magnolia tree.

### **Rear Garden**

The rear garden is completely private and secluded. There is a block paved seating area to the immediate rear of the house with a rockery, mature borders and gated side access.

As previously mentioned: Please be advised, that at present, the current owner utilises a significant portion of the garden for his hobby, there is a formal pond with wooden shed/structure encompassing the filtration, heat source and other equipment.

### **Garage**

Garage en-bloc. It is the first garage on the right hand side. Up and over door.

### **Services**

Mains services connected: mains water, sewerage, electric.

Recently installed 'Mitsubishi' air source heat pump. Thermostatically controlled. Provides heating to radiators and domestic hot water.

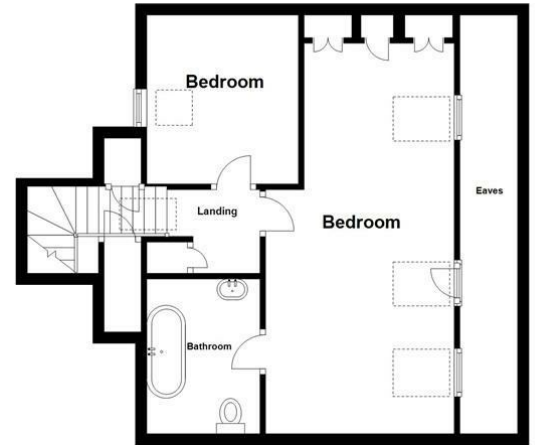
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



**Ground Floor**  
Approx. 86.8 sq. metres (934.7 sq. feet)



**First Floor**  
Approx. 53.0 sq. metres (570.5 sq. feet)



Total area: approx. 139.8 sq. metres (1505.2 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.

**Netherfield Lane**

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**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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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