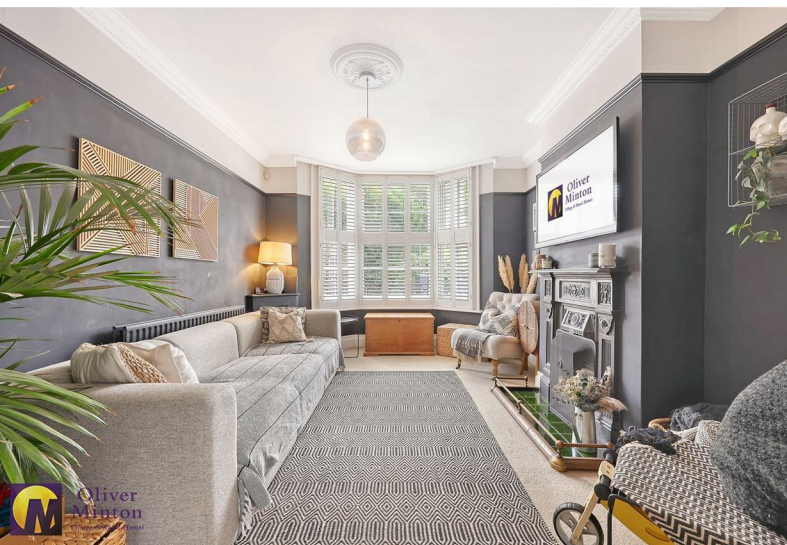


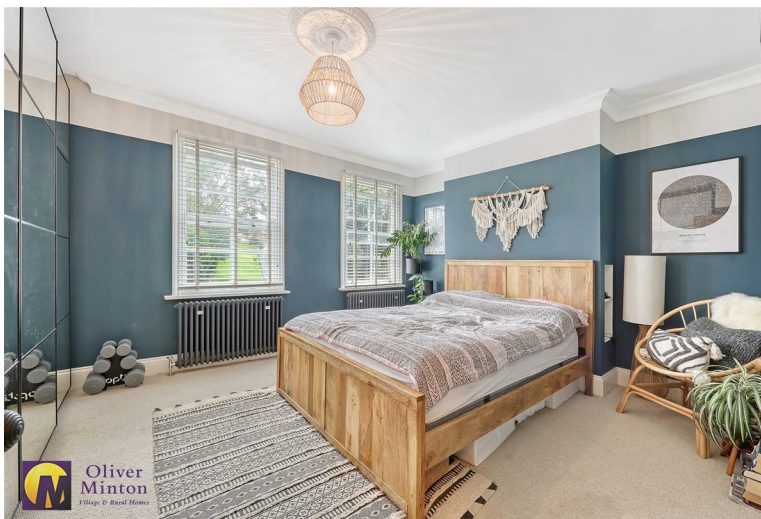


**Oliver
Minton**
Sales & Lettings

**8 Cappell Lane
Stanstead Abbots, Ware
Hertfordshire SG12 8BU
Asking Price £699,999**

A beautiful Victorian residence that forms part of this highly sought after, mature residential road. This rarely available stunning property is beautifully presented throughout and retains many of its traditional features. The current owners have done a fantastic job in providing a wonderful mixture of period features and contemporary fixtures and fittings. This property is ideal for family living. Traditional radiator and fireplaces feature throughout, together with modern twists and traditional plasterwork.





ACCOMMODATION

Front door opening to:

HALLWAY

Hardwood glazed front door. Engineered wood flooring. Traditional column radiator. Dado rail. Ornate coving to ceiling. Stripped wooden door to storage area. Opening to dining area.

DINING ROOM 4.49 x 3.65 (14'8" x 11'11")

Sash window to side aspect and rear aspect with wooden fixed shutters. Attractive Victorian working fireplace with tile surround. Engineered wood flooring. Traditional column radiator. Ornate coving to ceiling. Plaster ceiling rose. Bespoke internal sliding barn doors on runners. Stairs to first floor. Opening to living room area. Stripped wooden door to kitchen.

LIVING ROOM 4.29 x 3.35 (14'0" x 10'11")

An attractive room with large bay sash windows and with wooden fixed shutters. Attractive Victorian working fireplace with tile hearth and brass rail detailing. Engineered wood flooring. Traditional column radiator. Ornate coving to ceiling. Plaster ceiling rose.

KITCHEN 15.2 x 8.4 (49'10" x 27'6")

With multi-paned sash window to rear and glass panelled door to side aspect. Fitted with a range of panelled wall and base storage units with marble work surfaces over incorporating a sink and drainer unit with chrome mixer tap. Part tiled walls. Further wood panel wall detailing. Laminate flooring. Traditional column radiator. Ornate coving to ceiling. Space for fridge / freezer, dishwasher and range cooker. Attractive brick vent hood with timber beam frontage. "No. 8" tile pattern on splash back. Glazed door to:



UTILITY AREA

Sash window to rear aspect. Part tiled walls. Laminate flooring. Space for washing machine.

DOWNSTAIRS WC

Fitted with a suite comprising low flush wc, wash hand basin with mixer tap. Radiator. Sash window to front aspect.

LANDING

Stairs rising to landing area. Stripped wooden doors to Main Bedroom, Bedroom 2 and Bathroom. Concealed storage cupboard with shelving. Coving to ceiling.

MAIN BEDROOM 4.49 x 3.67 (14'8" x 12'0")

With two sash windows with wooden fixed shutters to front aspect. 2 x traditional column radiators. Coving to ceiling.

BEDROOM TWO 136.55m x 68.28m (448 x 224)

With sash window to rear aspect. 2 x stripped wooden doors with shelving and rails. Inset Victorian fire. Traditional column radiator. Coving to ceiling.

BATHROOM

With stripped wooden door with glass partitions. Sash window to rear aspect with obscured glass. Beautifully fitted with a four piece suite comprising free standing roll top bath with mixer tap, double sink with floating wooden countertop and ceramic countertop basins, shower cubicle with rainfall attachment. Tiled flooring. Herringbone wall tiles. Shelving area for ample storage. Wall-mounted towel rail x 2. Wall mounted lights x 2. Access to loft hatch.

BEDROOM THREE

Accessed via staircase with velux window above. Double-glazed sash window to rear aspect. Double glazed UPVC window to side aspect. Eaves storage cupboard. Traditional column radiator. Fitted wardrobe with rail and shelving. Fitted work desk with drawers and shelving. Wooden flooring. Fitted cushioned seating area with storage below.

OUTSIDE

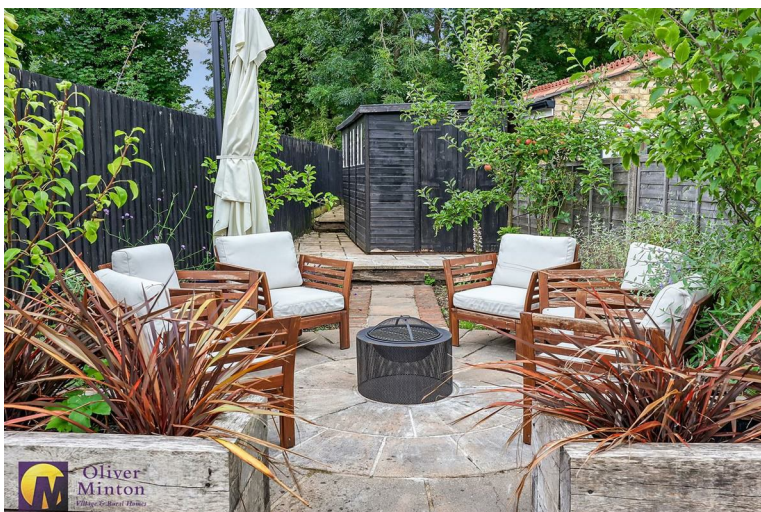
The front garden is bordered by a wrought iron fencing and gate access. This property also boasts a side path and gated side access. A tiled path leads to a stepped, lit porch housing the front entrance door. The rear garden is split into three sections. The first is a decked and stepped area with underfloor storage, leading to a pretty patio area. Further to this, the well-manicured lawn leads to a mid-section with further patio and firepit area. Beyond this is a large shed and a further smaller storage shed. Throughout the garden the plants are well tended in brick and timber edged beds. There is also an attractive apple tree. The garden has power, light and an outside tap. Gate for right of way access.

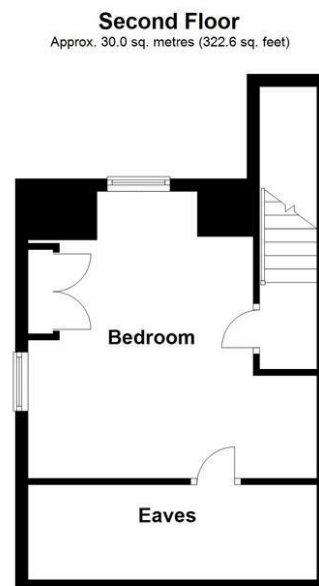
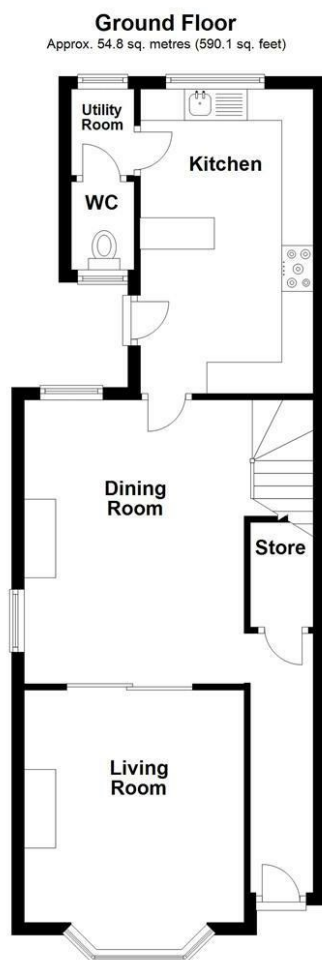
Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating (untested)
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.gov.uk>

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 822999. 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 area: approx. 130.9 sq. metres (1409.0 sq. feet)
Cappell Lane

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.