



**Oliver
Minton**
Sales & Lettings

**14 Woodcroft Avenue,
Stanstead Abbots
Hertfordshire SG12 8JQ
Price Guide £500,000**

A spacious semi-detached house that is located within comfortable distance of the village High Street and St Margaret's station. The property has been recently upgraded throughout to include a new gas fired boiler, electrical consumer unit and re-fitted bathroom and redecoration throughout. Being offered with NO CHAIN INVOLVEMENT, this offers an incoming buyer a delightful 'ready-made' home.

The spacious accommodation spans almost 1300 sq. ft, with additional, versatile outbuildings and in brief comprises: Entrance hall, guest cloakroom, living room, superb kitchen/breakfast room, utility room, full width conservatory and useful first floor space accessed via a spiral staircase from the second hall/ study area. Upstairs there are three bedrooms, one fitted with bespoke fitted furniture, plus a contemporary, recently fitted bathroom.

To the front there is a wide gravel drive providing parking for several vehicles and the rear garden has been recently landscaped. Two large outbuildings offer an excellent 'work from home' opportunity or plenty of versatility for use, depending on a buyers needs.

Stanstead Abbots has a variety of village shops, Co-Op store/post office, several pubs and restaurants, a regarded village J.M.I. School. St. Margaret's main-line Station serves London Liverpool Street in approximately 40 minutes. There are delightful walks to be enjoyed along the River Lee navigation and the New River with Lea Valley Regional Park close by.



Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Radiator. Under stairs storage cupboard. Oak flooring.

Guest Cloakroom

Vanity wash hand basin with storage cupboard below. Low flush w.c. with concealed cistern. Chrome radiator/towel rail. Part panelled walls.

Living Room 5.06m x 3.55m (16'7" x 11'7")

Bright, dual aspect room with double glazed bow window to front and sliding patio doors to the rear. Radiator. Oak flooring.





Kitchen/Breakfast Room 3.70m x 3.18m (12'1" x 10'5")

Beautifully fitted with a range of wall, base and display cabinets in 'Tiverton Sage' colour, complemented by wood block worksurfaces and tiled splash-backs. Inset sink and drainer with 'pull-out' shower tap. Integrated appliances include: fridge, dishwasher, 'Samsung' pyrolytic oven and flat-bed microwave and 'Bosch' induction hob with brushed steel extractor canopy over. Matching breakfast bar with overhang, comfortably seating three or four people with ease. Wall mounted, concealed 'Vaillant' gas fired boiler. Tiled floor. Double glazed window overlooking the conservatory. Door to:



Utility Room 2.26m x 2.07m (7'4" x 6'9")

Matching the kitchen, with wall and base cabinets with wood block worksurfaces. Butler style sink with up-standing mixer tap. Integrated tall fridge/freezer and washing machine. Radiator. Tiled floor. Door to conservatory.

Conservatory 5.81m x 2.91m (19'0" x 9'6")

Full width spanning the rear of the house. Of Upvc double glazed construction on wide brick plinth. Wood laminate floor. Recessed storage area. Double glazed doors to either end.



Second Hall/Study Area

Second door to the front of the property opens to a second reception area/study. Spiral staircase to the first floor. Double glazed window to front.

First Floor Area 4.19m max x 2.42m max (13'8" max x 7'11" max)

Accessed via the spiral staircase. Some restricted head room. Double glazed window to rear. Radiator.

First Floor

Landing with double glazed window to front. Loft access hatch. Airing cupboard housing pre-lagged hot water cylinder.



Bedroom One 3.51m x 3.24m (11'6" x 10'7")

Double glazed window to rear with far reaching views. Radiator. Wood laminate flooring. Door to recessed wardrobe cupboard.

Bedroom Two 3.53m x 2.53m (11'6" x 8'3")

Double glazed window to rear with far reaching views. Radiator. Wood laminate flooring. Door to recessed wardrobe cupboard.



Bedroom Three 2.64m x 2.42m (8'7" x 7'11")

Double glazed window to front. This bedroom is fitted with a comprehensive range of built-in bedroom furniture in navy colour with brass coloured hardware which comprises: Full size cabin bed with storage below, over bed units, double wardrobe, dressing table and tall shelving unit. Wood laminate floor.

Bathroom

Recently re-fitted with a modern white suite: Panel enclosed bath with mixer tap and hand held attachment and large 'rainfall' shower head. Glazed screen. Vanity wash hand basin with cupboards below. Low flush w.c. with concealed cistern. Modern vertical radiator with central mirror. Complementary tiling to walls and floor. Dual aspect double glazed frosted windows.



Exterior

To the front of the property the kerb has been dropped and leads to a generous drive with parking for several vehicles.

Rear Garden

Recently landscaped with two patio areas, children's play area and new lawn. There are outside power points and water taps to both front and rear of the property.

Timber Outbuildings

There are two very useful outbuildings that could be utilised in different ways, depending on a buyer's needs.



Outbuilding One 4.84m x 2.82m (15'10" x 9'3")

Overall measurement and part sub-divided. Power and light connected. Plumbing runs to this building should someone wish to install those facilities.

Outbuilding Two 3.54m x 3.00m (11'7" x 9'10")

Double glazed sliding patio doors. Power and light connected. Built-in seating to one wall. Electric panel heater. (Separate electrical consumer unit)

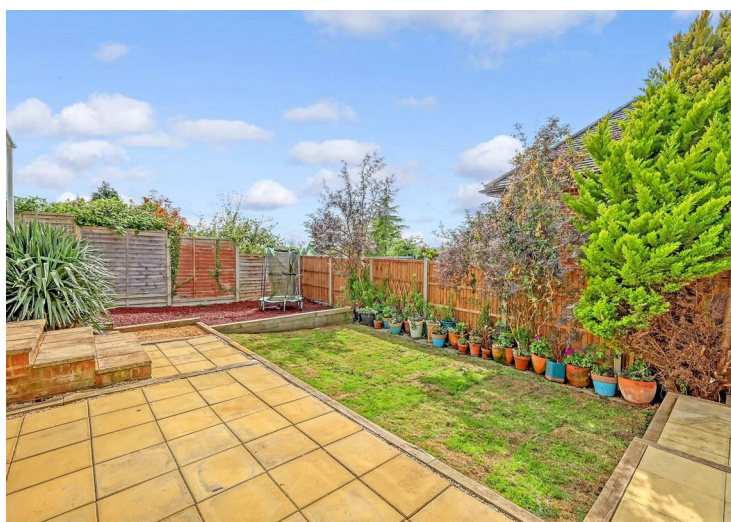
Adjacent to this is a garden store with a door leading out to the side of the property.



Services

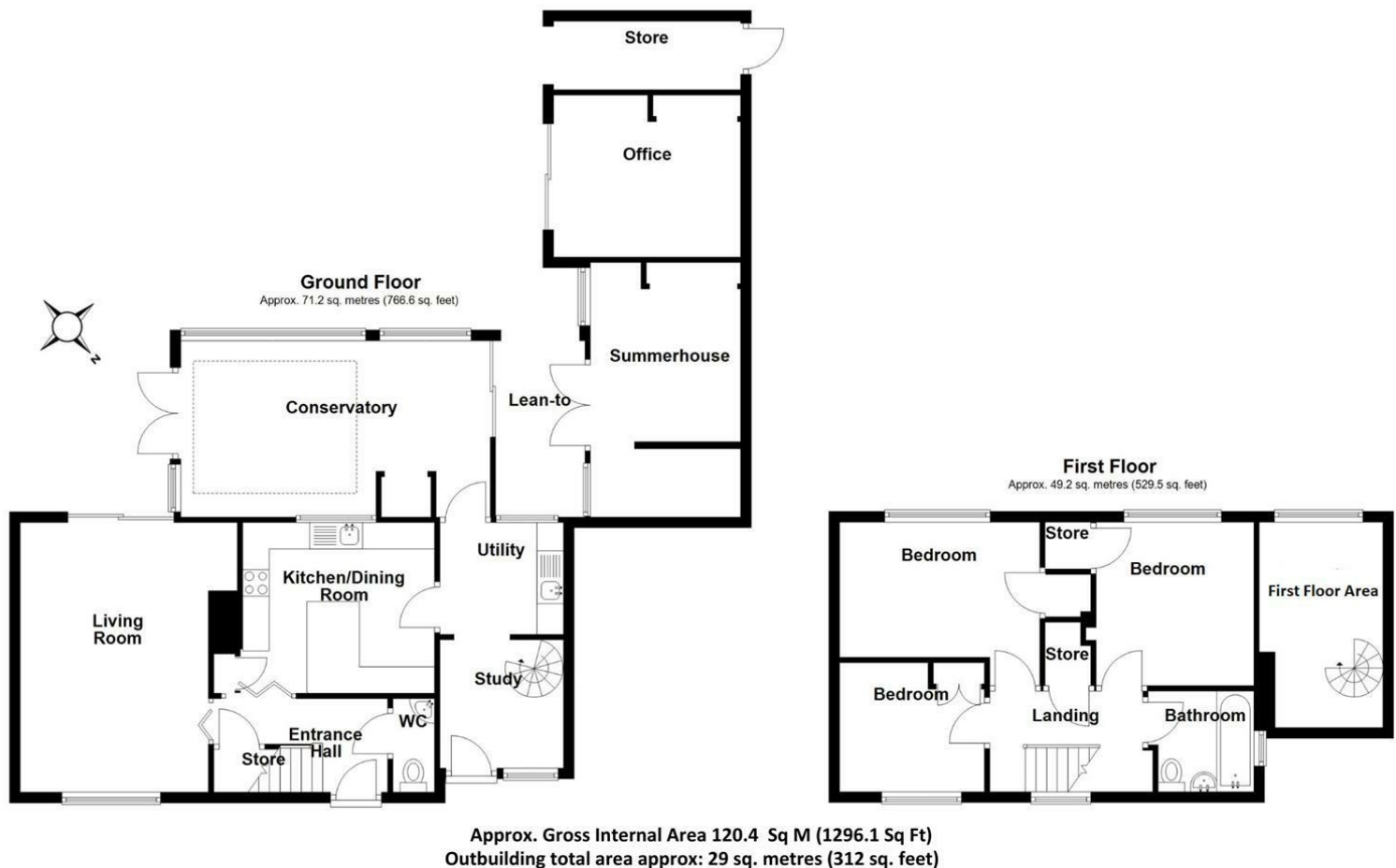
All mains services connected. Gas central heating to radiators.

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



Woodcroft Avenue, Stanstead Abbots

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
© @modephoto.uk www.modephoto.co.uk

Tenure: Freehold

Council Tax Band: D

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		79
(69-80) C		
(55-68) D	63	
(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.