



**Oliver
Minton**
Sales & Lettings

**33 New River Avenue,
Stanstead Abbots**

SG12 8BL

Price Guide £550,000

This extended semi-detached family home is situated in a popular and mature residential location, within comfortable distance of village amenities. The current owners have maintained the property to an excellent standard, having enjoyed living here for many years. As they move on to the next chapter of their lives, this gives an incoming buyer the opportunity to purchase a lovely ready-made home.

There is still further potential to alter or extend, subject to the usual planning permissions, should a buyer wish to do so.

The accommodation offers: Entrance hall, dual aspect living room with an attractive cast iron fireplace and a spacious kitchen/dining room; both of these rooms enjoy direct access to the rear garden. A small lobby gives access to the study, guest cloakroom/w.c. and garage.

Upstairs there are three good size bedrooms served by a modern family bathroom.

To the front of the house, a wide block paved driveway provides parking for several vehicles. The generous and mature rear garden is private, with no houses behind. To the immediate rear of the house there is a wide decked seating area, well-tended lawn, and a pretty pond with bridge and trickling waterfall.

Stanstead Abbots offers a thriving High Street with a variety of shops for day-to-day needs including a Co-Op supermarket/post office, chemist, café, popular pubs/restaurants and dentist surgery. There is also a regarded JMI school. St. Margaret's main-line station serves London Liverpool Street (approx. 43 minutes)



Accommodation

Front door opening to:

Hall

Stairs rising to first floor. Door to recessed coats cupboard.

Living Room 5.34m x 3.40m (17'6" x 11'1")

Lovely bright dual aspect room with double glazed window to front and wide double doors opening to the rear garden. Attractive cast iron fireplace with slate hearth housing realistic coal gas fire. Engineered wood floor. Coved cornice.

Kitchen/Dining Room

Open plan front to back room with a double glazed window to the front and wide double doors to rear opening onto the rear garden.



Kitchen Area 4.13m x 2.78m (13'6" x 9'1")

Fitted with a modern range of 'soft close' wall and base cabinets with complementary work surfaces and tiled splash-backs. Inset enamel one and a half bowl sink and drainer. Built-in 'Zanussi' double oven/grill and 'Siemens' five ring gas hob with brushed steel illuminated extractor canopy over. Spaces for washing machine, dishwasher and under counter fridge. Open plan to:

Dining Area 2.90m x 2.41m (9'6" x 7'10")

Plenty of space for a table and chairs. Low level, recessed storage area.



Guest Cloakroom/W.C

Low level w.c. with concealed cistern. Bowl style wash hand basin on counter top. Tiled walls and floor. Wall mounted storage cupboard. Double glazed frosted window.

Inner Lobby

With doors to outside, garage and study.

Study 2.97m x 2.09m (9'8" x 6'10")

Double glazed window to rear. Radiator. Engineered wood floor.



First Floor

Landing with double glazed window to rear. Radiator.

Bedroom One 3.89m x 3.35m (12'9" x 10'11")

Dual aspect double glazed windows to front and side. Two radiators. Recessed storage cupboard. Engineered wood floor.

Bedroom Two 3.96m max x 2.84m (12'11" max x 9'3")

Two double glazed windows to front. Radiator. Engineered wood floor. Loft access hatch.

Bedroom Three 2.53m x 2.40m (8'3" x 7'10")

Double glazed window to rear. Radiator. Engineered wood floor.



Bathroom

Modern white suite: Panel enclosed bath with over bath shower and glazed screen. Vanity wash hand basin set in counter top with cupboards below. Low level w.c. with concealed cistern. Chrome heated towel rail. Extractor fan. Small loft hatch. Door to cupboard housing 'Worcester' gas fired combination boiler.



Exterior

The front garden is retained by an attractive brick wall with wrought iron railings. It is mainly brick paved to provide parking for several vehicles.

Rear Garden

A lovely feature of the property is the fully enclosed and private, mature garden that is not overlooked to the rear. Immediately outside the house rear there is a raised decking with step down to a large lawn interspersed with shrubs, trees and raised beds. A pond with a low bridge and trickling waterfall makes this a great place to sit and relax. Rear door to the inner lobby gives access to the garage.

Garage 4.40m x 4.40m (14'5" x 14'5")

Larger than average semi-integral garage with up and over door. Power and light connected. Space for washing machine and tall fridge freezer. Double glazed frosted window to rear. Personal door to house via the inner rear lobby.

Services

All mains services connected. Gas central heating to radiators.

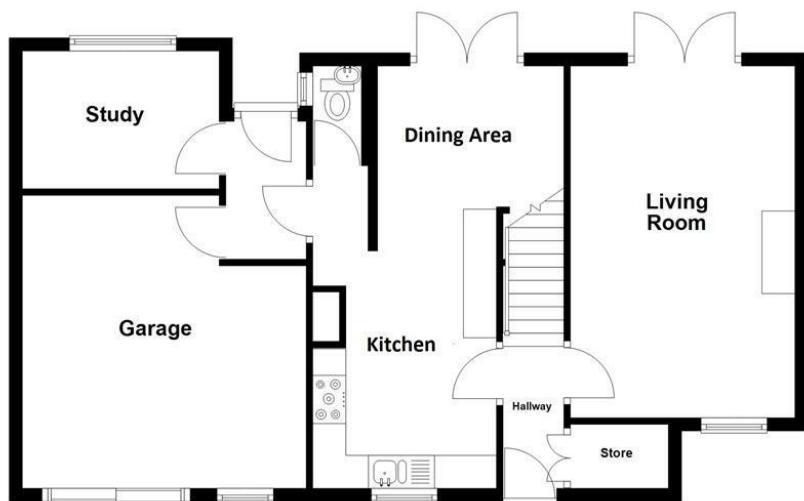
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





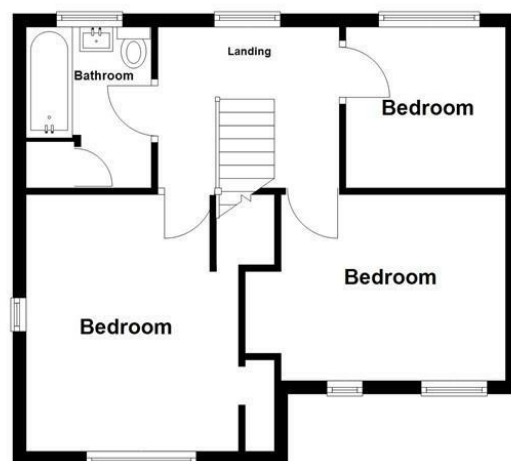
Ground Floor

Approx. 72.4 sq. metres (779.8 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)

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New River Avenue

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Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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