



**Oliver
Minton**
Sales & Lettings

**22 Millers Lane,
Stanstead Abbotts**

SG12 8AF

Price Guide £545,000

CHAIN FREE: Situated within a highly sought after road, just off Stanstead Abbotts High Street, this three bedroom link detached family home offers a great opportunity for a buyer to enjoy an immediate move, having no onward chain to worry about.

Offering well presented accommodation throughout, features include: An open plan living/dining room, comprehensively fitted kitchen and to the first floor three bedrooms and a family bathroom with a four piece suite. Other benefits include Upvc double glazing, gas central heating, private rear garden, driveway, and garage.

The house is perfectly situated within just a few minutes of the High Street and St Margaret's mainline railway station, which offers direct access to London Liverpool Street (approx. 45 mins) and Tottenham Hale.

The village has a variety of shops including a Co-Op store/post office, pharmacy, pubs/restaurants and other independent outlets. There is also a regarded primary school.

The River Lee, popular with anglers and boating enthusiasts, runs through the village and there are some great open spaces and countryside on the doorstep, with the Lea Valley Regional Park and Amwell Nature Reserve close by.



Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed window to side. Radiator behind decorative cover. Wood laminate flooring. Multi-pane door opening to:

Living/Dining Room 7.03m x 5.49m > 2.68m (23'0" x 18'0" > 8'9")

Overall measurement: Lovely light and bright offset 'L' shape open plan room.

Lounge Area

Wide double glazed bow window to front allowing for plenty of natural light. Two radiators. Wood laminate flooring. Stairs rising to first floor.

Dining Area

Continuation of wood flooring. Double glazed doors opening to the garden. Radiator. Open square arch through to:

Kitchen 3.08m x 2.66m (10'1" x 8'8")

Fitted with a modern range of high gloss wall and base units, complemented by contrasting work surfaces. Inset one and a half bowl sink and drainer. Tiled splash backs. Built-in electric oven/grill with ceramic hob above. Brushed steel illuminate extractor fan over. Integrated under counter fridge, freezer and dishwasher. Tall cupboard housing space and plumbing for washing machine and wall mounted 'Ideal Logic' gas fired combination boiler. Tiled floor. Double glazed window and door opening to the garden.



First Floor

Landing with double glazed window to side. Recessed storage cupboard. Loft access hatch.

Bedroom One 3.83m x 3.20m (12'6" x 10'5")

Double glazed window to front. Radiator behind decorative cover.

Bedroom Two 2.86m x 2.64m (9'4" x 8'7")

Double glazed window to front. Radiator behind decorative cover. Range of built-in wardrobe cupboards to one wall.

Bedroom Three 2.19m x 2.09m (7'2" x 6'10")

Double glazed window to front. Radiator behind decorative cover.

Bathroom 2.53m x 1.70m (8'3" x 5'6")

Modern four piece suite: Tiled panel enclosed bath with mixer tap. Vanity wash hand basin with drawers below. Low flush w.c. Corner shower cubicle with large rain-fall shower head and curved glazed screen. Complementary tiling to walls and floor. Heated towel rail. Two double glazed frosted windows.

Exterior

To the front of the property there is an attractive open plan garden with hardstanding, artificial lawn and driveway with parking for two vehicles.

Garage 5.15m x 2.30m (16'10" x 7'6")

Up and over door. Power and light connected. Consumer unit and gas meter. Rear window and door opening to the garden.

Garden

Private and fully enclosed with paved patio to the immediate rear. Remainder laid to lawn with flower/shrub borders. Outside water tap.

Services

All mains services connected. Gas central heating to radiators.

Appliances are untested.

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 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

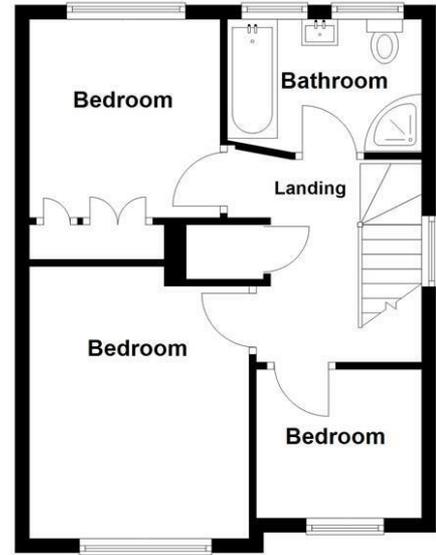
Ground Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Millers Lane

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

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.