



**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.

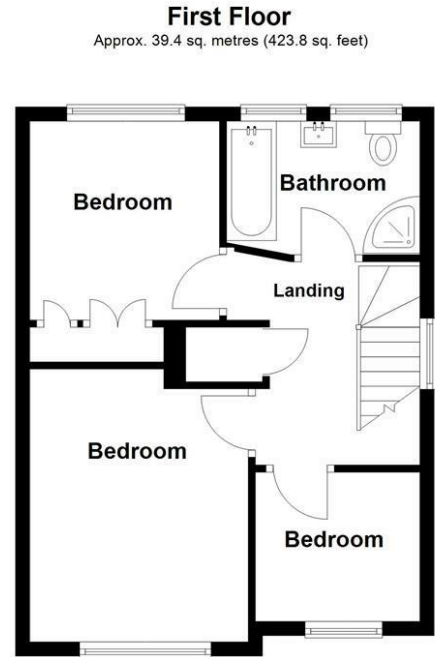
### **Services**

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>





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.

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**Millers Lane**

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**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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**01920 412600**

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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>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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