



**Oliver
Minton**
Sales & Lettings

**1a Roydon Road,
Stanstead Abbots**

SG12 8HQ

Price Guide £345,000

CHAIN FREE...Forming part of the historic Pied Bull Tavern, this gem of a property offers a unique blend of modern comfort and timeless charm.

The property has undergone extensive refurbishment by the current owner, leaving no stone unturned in marrying style and functionality with a classic colour palette and modern design. Bespoke double glazing and gas central heating feature throughout, with amazing attention to detail.

Spanning the entire ground floor there is a fabulous open-plan layout that enhances the sense of space, allowing for a seamless flow between the living and kitchen areas. The well-appointed kitchen features sleek granite countertops with integrated appliances.

The generous double bedroom provides the perfect retreat after a long day, the décor creating a soothing atmosphere.

This is complemented by a luxury bathroom, featuring elegant fixtures and finishes. It offers a relaxing space to unwind, complete with a jacuzzi bathtub and a separate shower.

Alongside its impeccable interiors, this beautiful house features a fully landscaped, secluded garden and allocated parking.

Conveniently situated in the heart of the village, within close proximity to various amenities, including shops, pubs/restaurants, St. Margaret's railway station and Lea Valley Regional Park this beautiful turn-key property is ready and waiting for its new owner.



Accommodation

Front door opening to:

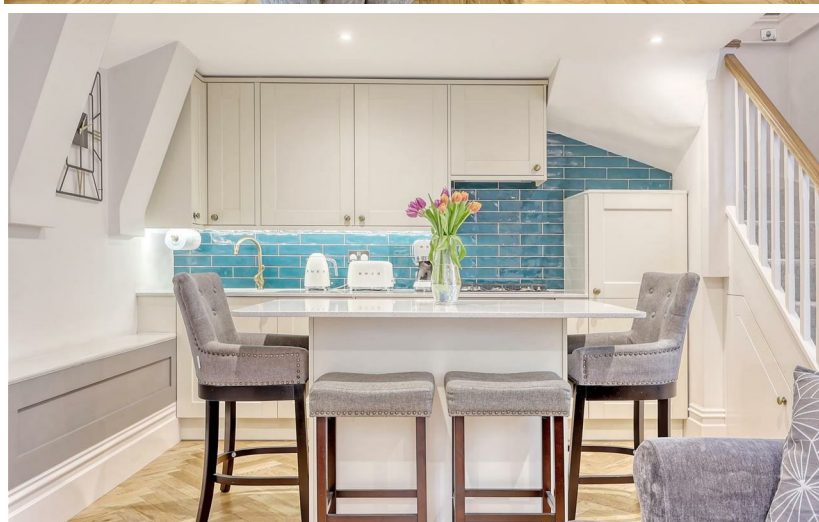
Open Plan Living/Kitchen Area 5.39m x 4.27m overall (17'8" x 14'0" overall)

Living Area

Dual aspect room with bespoke double glazed window to front and double doors opening onto the garden. Media wall with full width shelf and space for wall mounted television. Contemporary gas log burner with remote control. Two radiators. Stairs rising to first floor with under stairs cupboard.

Kitchen/Dining Area

Beautifully fitted with a range of wall and base cabinets in a cream hue which are complemented by granite worksurfaces. Inset one and a half bowl sink with mixer tap. Tiling to splash-back areas. Built-in oven/grill with four ring gas hob above and integrated illuminated extractor canopy over. Further integrated appliances include: Tall fridge with freezer compartment, slim-line dishwasher and washer/dryer. A matching island unit with granite top and deep overhang, seats four with ease, great for entertaining or just informal dining. Inset downlighting with dimmer function feature throughout the room.





First Floor

Part galleried landing with high ceiling. Open plan to the bedroom. Door to:

Luxury Bathroom 2.61m x 2.03m (8'6" x 6'7")

Sumptuous bathroom with a four piece suite. Enclosed 'jacuzzi' bath with mixer tap and hand held shower attachment. Mid flush w.c. Pedestal wash hand basin. Separate walk-in shower cubicle with curved glazed screen. Complementary tiling to walls and floor. Vertical radiator. Recessed storage cupboard.

Bedroom 4.30m x 3.14m (14'1" x 10'3")

Tall, bespoke double glazed sash window to front aspect. Range of wardrobe cupboards to one wall. Radiator.

Exterior

The property is approached via a secure gated access with a 'Ring' doorbell. Steps lead down to a courtyard style garden where the attention to detail continues. Fully landscaped with porcelain tiling and a decked area with inset LED lighting, providing a secluded and private seating area. An outside tap is plumbed for both hot and cold water.

Parking

Allocated parking, under a covered car port, can be found in the adjacent car park, accessed from the High Street.

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

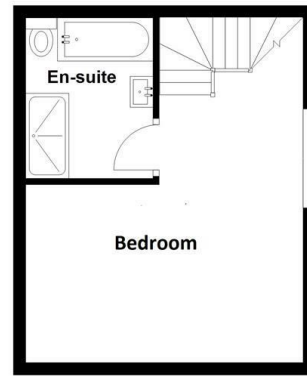
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Ground Floor
Approx. 271.2 sq. feet



First Floor
Approx. 273.6 sq. feet



Total area: approx. 544.9 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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Roydon Road



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

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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

01920 412600

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