



**Oliver
Minton**
Sales & Lettings

**31a Roydon Road,
Stanstead Abbotts**

SG12 8HQ

Price Guide £639,995

A spacious, extended four bedroom semi detached family home situated in one of Stanstead Abbotts' most sought after roads close to both the village High Street and St Margarets train station. Accommodation comprises; Entrance Hall, Downstairs W.C. Living Room, Kitchen / Dining Area, Playroom, Four Bedrooms and Family Bathroom. Outside the property benefits from a South Westerly facing rear garden, garage, workshop and allocated parking for two vehicles.

The regarded St Andrews C of E Primary school is a short walk from the property, the High Street provides a variety of village shops, a doctors and dental surgery, convenience store/post office, and a number of pubs and restaurants. There are delightful walks to be enjoyed along the River Lee navigation and the New River. St Margaret's train station provides service in to London Liverpool Street in approximately 45 minutes.





ENTRANCE HALL

Radiator, tiled floor and doors to :

DOWNSTAIRS CLOAKROOM

Obscured uPVC double glazed window to side aspect. Tiled flooring. White suite comprising of low level W.C., wash hand basin with vanity unit under. Tiled mosaic decorative mirror. Radiator.

LIVING ROOM 4.62 x 4.22 (15'1" x 13'10")

UPVC double glazed box bay window to front aspect, built in cloaks cupboard, cupboard housing boiler, stairs leading to first floor, laminate wood flooring with underfloor heating. Radiator. Doors to :

KITCHEN / DINING AREA 6.00 x 4.28 (19'8" x 14'0")

Light and bright kitchen / dining area for the whole family to enjoy, making this area the real hub of the home. Comprising a range of wall and base units in contemporary gloss finish, with complementary granite work surfaces. Tiled splash backs. Built-in "hotpoint" electric double oven, microwave oven, integrated fridge/freezer and dishwasher. One and a half bowl stainless steel sink. Laminate flooring with underfloor heating. Central island unit with 5 ring electric "Hotpoint" hob and surface extractor fan, built in storage, seating area and decorative pendant lighting above - for a contemporary focal point. UPVC double glazed window to side aspect and uPVC double glazed door to rear garden. Door to Utility Cupboard with motion lighting, shelving and housing "Worcester" combination boiler.



PLAYROOM 3.65 x 3.13 (11'11" x 10'3")

A light, airy and spacious playroom consisting of laminate flooring with underfloor heating. UPVC double glazed door to side aspect and UPVC double-glazed bi-folding window to rear spanning complete wall with bespoke window seating and storage area. Two sky lights allow for lots of natural light.

LANDING

Loft access and doors to:

BEDROOM 1 2.87 x 4.27 (9'05" x 14'00" (9'5" x 14'0"))

UPVC double glazed window to rear aspect. Radiator.

BEDROOM 2 3.38 x 3.05 (11'01" x 10'00" (11'1" x 10'0"))

UPVC double glazed window to rear aspect. Radiator.

BEDROOM 3 3.07 x 3.18 (10'01" x 10'05" (10'1" x 10'5"))

UPVC double glazed window to front aspect, storage cupboard. Radiator.

BEDROOM 4 2.84 x 2.11 (9'04" x 6'11")

UPVC double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Obscured uPVC double glazed White suite comprising of an attractive tiled panelled enclosed bath with chrome mixer tap over and separate shower attachment, low level w.c. Wash hand basin and double shower enclosure, heated towel rail, part tiled walls and tiled flooring.

REAR GARDEN

Decked area to immediate rear of property allowing a convenient seating area to enjoy the garden. Mainly laid to lawn, with timber edged flower beds and block paved pathway leading to covered bin storage area, side access and outbuilding. Outdoor solar lighting. Outdoor tap. Covered area by entrance to out-building for use as a sheltered seating area or storage. Back gate to rear of property parking.

OUTBUILDING

Currently used as storage but would make an ideal home office with UPVC double-glazed window overlooking garden and UPVC double glazed lockable door dividing this space from the garage. Door leading to :

SINGLE GARAGE

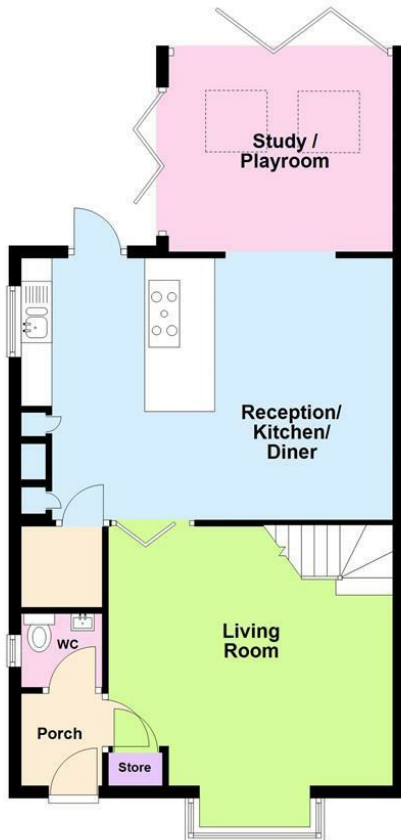
With electric roller door for single car use. Two allocated parking spaces to rear of property.

FRONT GARDEN

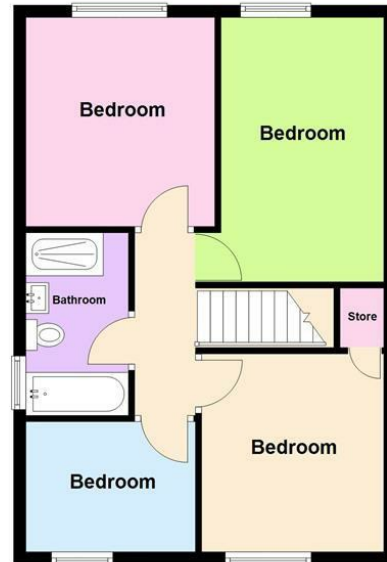
Pathway to front door, mainly laid to lawn with flower beds and shingle.



Ground Floor
Approx. 64.2 sq. metres (690.7 sq. feet)



First Floor
Approx. 51.3 sq. metres (551.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Roydon Road

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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