



**Oliver
Minton**
Sales & Lettings

**5 Hoddesdon Road,
Stanstead Abbots**

SG12 8EG

Price Guide £599,995

Having been in the same ownership for over 40 years, this rarely available, extended semi-detached house is nestled in a quiet cul-de-sac location, providing ample space for comfortable family living and although thoughtfully extended to the ground floor already, there is still scope to further alter/enlarge (subject to the usual planning permissions)

Set in a prime position, the house is conveniently located within close proximity to shops and transport links, including St. Margaret's railway station, Stanstead Abbots High Street and local schooling.

This fabulous home has a light and airy feel throughout and has also recently had a new combination gas fired boiler installed for a new owner's convenience.

The accommodation offers: Traditional entrance hall, open plan living/dining room, conservatory with direct access to the garden, good size kitchen with granite counter tops and doors to the guest cloakroom/w.c. and integral garage. On the first floor, there are three good size bedrooms all of which are served by the family bathroom and separate w.c.

The property's private rear garden, backing the New River, provides an ideal setting for outdoor relaxation. The current owners love of the garden is very apparent, with a fabulous variety of mature planting, providing interest and colour throughout the seasons. The front garden provides a most attractive first impression, together with driveway parking adjacent additional small plot of land just opposite the house, currently planted, but could be ideal for extra parking if required.



Location

The property is conveniently located for all village amenities and for access to local shopping with the market towns of Ware and Hertford easily accessible for multiple shopping and sporting facilities, schooling for all ages and mainline railway stations providing commuter services to London.

Stanstead Abbots offers a wide range of amenities including: Co-Op supermarket/ Post Office, popular pubs/restaurants, independent shops, hairdressers/barbers and a dental surgery. There are lovely walks to be enjoyed along the River Lea, with open countryside and the Lea Valley Regional Park close by.

Excellent road links are available via the A10 and M25. Stansted London's Third International Airport is also readily available (approximately 17 miles distant)

Accommodation

Front door opening to:

Reception Hall

Good size, traditional hallway with stairs rising to first floor. Radiator. Under stairs storage cupboard. Tiled floor.



Open Plan Living Dining Room

Lovely light and bright room with a wide arch defining the different areas

Living Room Area 4.21m x 3.94m (13'9" x 12'11")

Wide double glazed window to front allowing for plenty of natural light. Radiator. Brick fireplace with tiled hearth housing gas coal effect fire.

Dining Room Area 3.71m x 3.43m (12'2" x 11'3")

Double glazed sliding patio doors opening to the conservatory. Radiator. Serving hatch to kitchen.

Conservatory 3.32m x 3.11m (10'10" x 10'2")

A great addition, enabling you to enjoy the garden in all weathers. Upvc double glazed construction on brick plinth. Windows to three sides, with opening transoms and double door opening to the garden. Wall mounted electric panel heater.



Kitchen 4.55m max x 3.87m max (14'11" max x 12'8" max)

Fitted with a range of wall and base cabinets complemented by granite work tops and matching up-risers. Tiling to splash-backs. Inset sink and drainer with mixer tap and pull out shower spray. Spaces for free standing cooker with extractor above and tall fridge freezer. Spaces and plumbing for washing machine and dishwasher. Door to recessed 'pantry' cupboard. Concealed, recently installed 'Vaillant' gas fired combination boiler. Two double glazed windows overlooking the rear garden. Tiled floor. Radiator. Door to garage and door to:



Rear Lobby

Double glazed door opening to the garden and door to:

Guest Cloakroom/W.C

Fitted with a low flush w.c. Vanity wash hand basin with cupboard below. Tiled floor. Extractor fan.

First Floor

Spacious landing with double glazed window to side. Fitted bench seat with storage below. Radiator.

Bedroom One 4.22m x 3.41 (13'10" x 11'2")

Wide double glazed window to front. Radiator.

Bedroom Two 3.74m x 3.43m (12'3" x 11'3")

Double glazed window to rear overlooking the garden and the New River beyond. Radiator.

Bedroom Three 2.61m x 2.38m (8'6" x 7'9")

Double glazed window to front. Radiator.





Bathroom

White suite: Panel enclosed bath with mixer tap. Vanity wash hand basin with cupboard below. Door to storage cupboard/linen closet. Radiator with heated towel rail. Tiled walls. Frosted double glazed window to rear. Ceiling hatch to loft space, with a pull-down ladder.

Separate W.C

Low flush w.c.. Double glazed frosted window.

Exterior

Attractive front garden that is laid to lawn with an array of mature planting to borders. Adjacent driveway parking that leads to the garage.

Garage 5.16m x 2.96m (16'11" x 9'8")

Up and over door. Power, light and water connected. Personal door opening to kitchen.

Rear Garden

Lovely, mature rear garden with a sunny westerly aspect. There is a small patio area to the immediate rear of the house, with the remainder laid to lawn. The garden is interspersed with an abundance of mature flowers and shrubs, providing interest and colour throughout the seasons. Backing onto the banks of the New River, with a wooded backdrop behind, it's a lovely garden that provides a quiet, relaxed space to enjoy the outdoors.

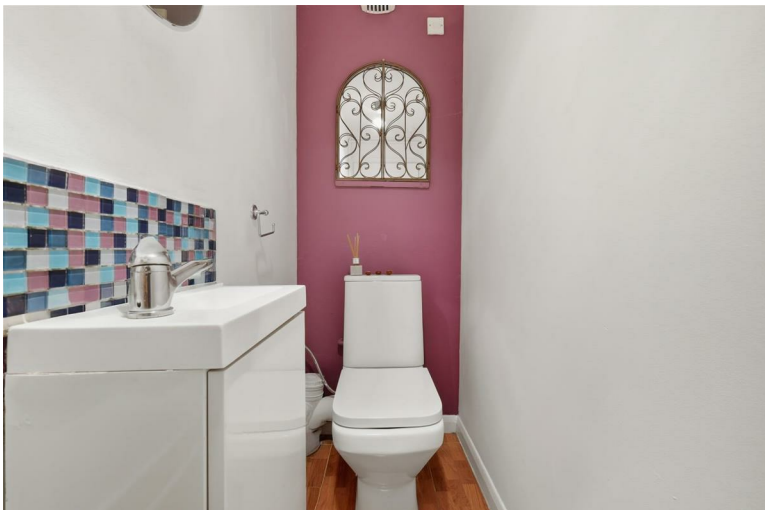
Additional Plot 9.14m x 6.10m (30' x 20')

Just opposite the house, there is a small plot, included in the title deeds, measuring approximately 30ft in width x .20ft (narrowing towards one end) At present it is planted, however could be changed to make extra parking if needed.

Services

All mains services connected. Gas central heating via radiators.

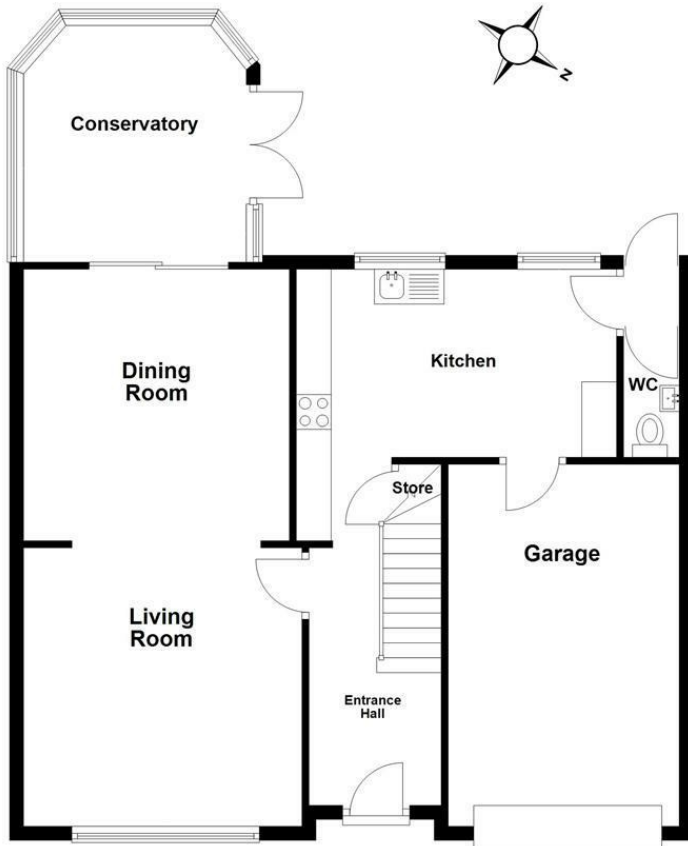
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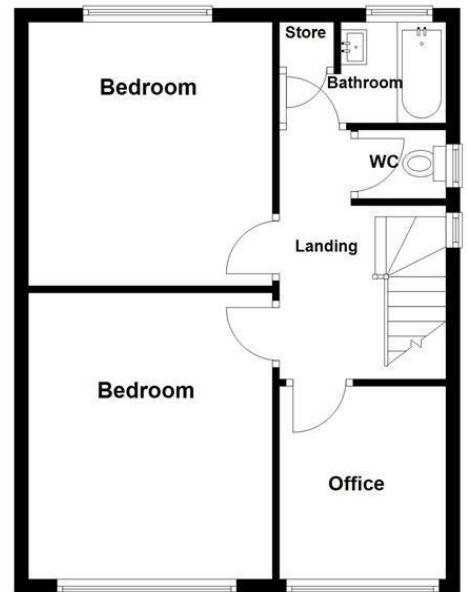
Ground Floor

Approx. 83.4 sq. metres (898.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 132.0 sq. metres (1421.4 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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Hoddesdon Road

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Tenure: Freehold

Council Tax Band: E

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		
(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	

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