



£475,000

Chapelfields, Stanstead Abbots

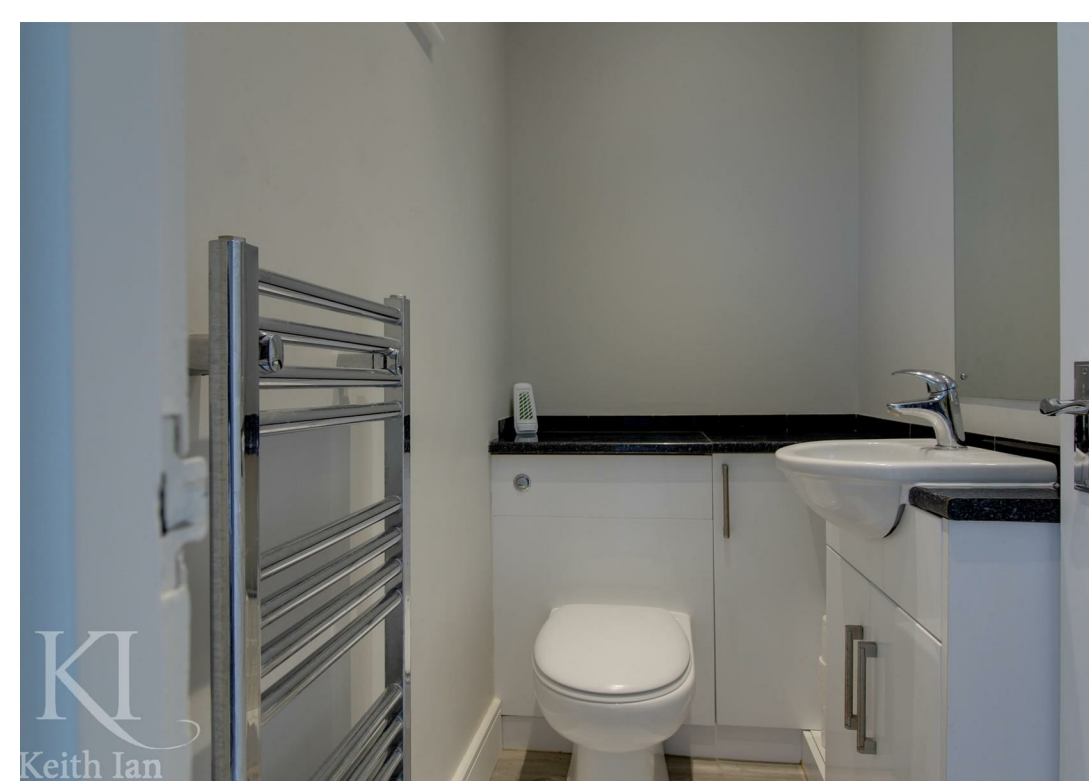


## **Chapelfields, Stanstead Abbots, SG12 8HZ**

*Keith Ian are delighted to offer this immaculately presented four bedroom semi detached house in the ever desirable village of Stanstead Abbots . Boasting an impressive newly fitted kitchen, spacious lounge/diner with patio doors to garden, downstairs WC, four bedrooms, newly fitted four piece family bathroom, and a south west facing garden with stretching views over the Hertfordshire countryside. With local amenities such as a shops, pubs, primary school in walking distance, the St. Margaret's train line directly into London, this beautiful family home is not one to be missed.*

*Ware, a charming town in Hertfordshire, seamlessly blends historical allure with modern amenities. Renowned for its picturesque river walks along the River Lea, Ware offers residents and visitors a tranquil escape amidst nature. The riverside pathways provide a scenic backdrop for leisurely strolls, picnics, and moments of relaxation. Additionally, Ware boasts a well-connected railway station, enhancing its accessibility. The station serves as a vital transportation hub, connecting the town to London and other key destinations, making it an ideal residence for commuters. Beyond its natural beauty, Ware's town centre features a delightful array of shops, cafes, and restaurants, catering to diverse tastes. Whether enjoying the serene riverbank or accessing convenient transportation links, Ware offers a harmonious blend of historic charm and contemporary convenience.*





KI  
Keith Ian

**Accommodation Comprises:**

**Lounge/Diner**

11'5 x 31'1

**Kitchen**

17'5 x 11'5

**Conservatory**

9'5 x 8'6

Entrance door, door to hallway

**Downstairs WC**

3'6 x 6'5

**Landing**

**Bedroom One**

11'5 x 9'5

**Bedroom Two**

10'10 x 10'4

**Bedroom Three**

10'1 x 6'11

**Bedroom Four**

10'1 x 6'10

**Bathroom**

7'5 x 7'3

**Council Tax**

Band - C

**what3words**

[///voting.vase.charge](https://www.what3words.com/voting.vase.charge)

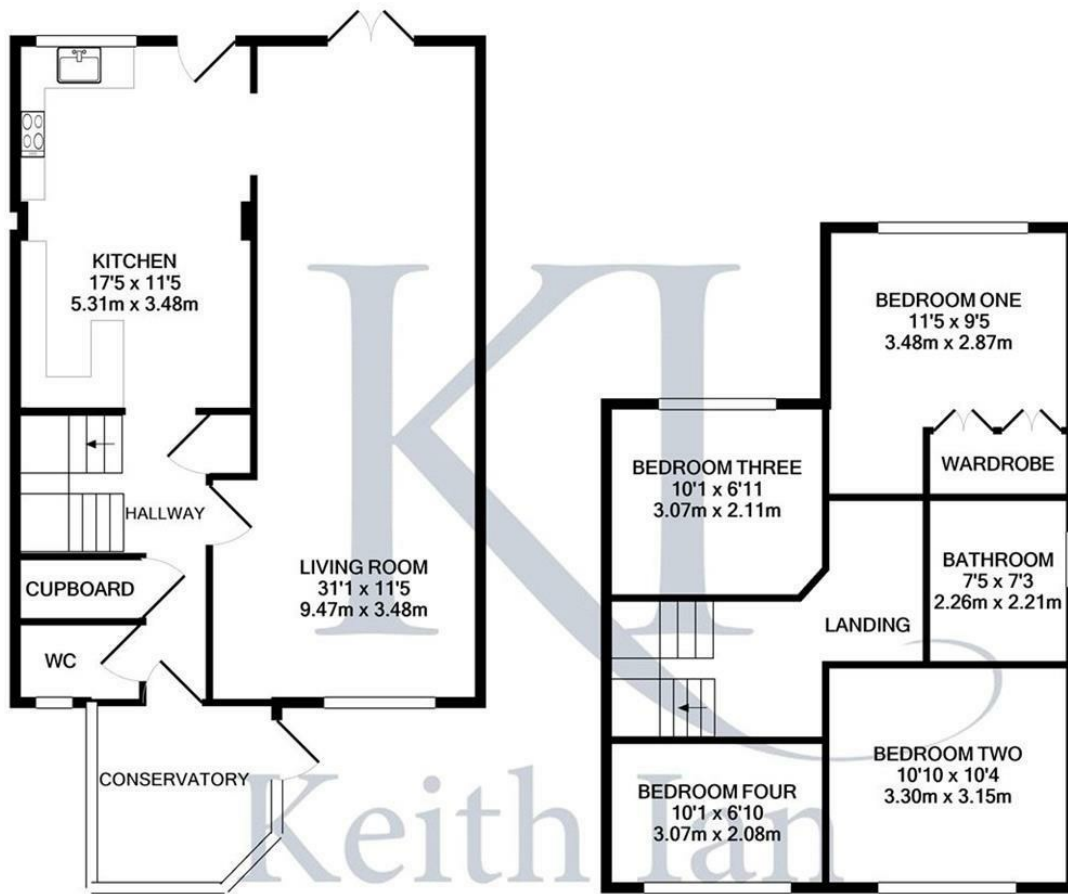


KI  
Keith Ian









GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1194 SQ.FT. (110.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202