



£325,000

Cappell Lane, Stanstead Abbotts



Cappell Lane, Stanstead Abbotts, SG12 8BU

Keith Ian are pleased to offer this beautiful two bedroom cottage in the heart of the village of Stanstead Abbotts, near Ware. Ground floor accommodation comprises a kitchen/diner and a spacious lounge and study area. Upstairs, there are two bedrooms and a bathroom. This property features excellent character features throughout. Externally there is a generously sized courtyard garden with gated access to the rear.

Stanstead Abbotts is located 23 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The village offers a quaint High Street with amenities including convenience store, florist, stove retailer, cafes, restaurants and public houses. The River Lee runs through the village centre and boasts scenic walks towards Ware to the North and Broxbourne to the South.

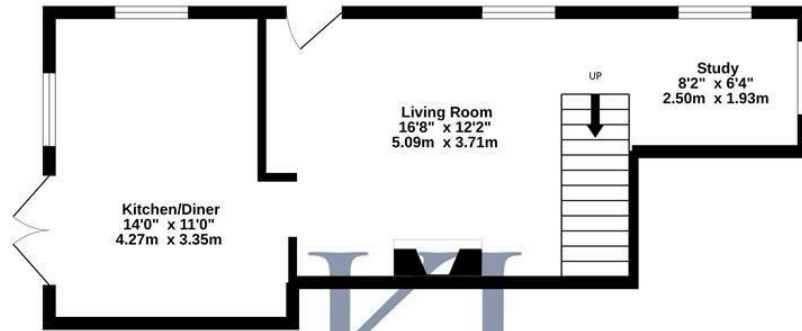
The mainline station is located approximately 0.4 miles from the property and offers services into Liverpool Street in around 37 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



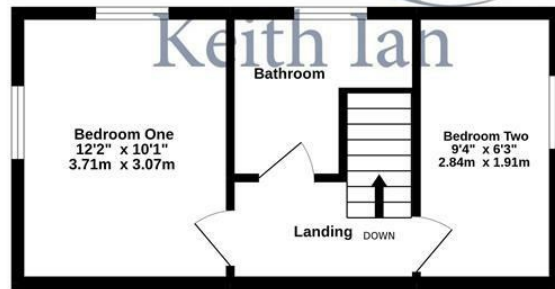




Ground Floor
383 sq.ft. (35.5 sq.m.) approx.



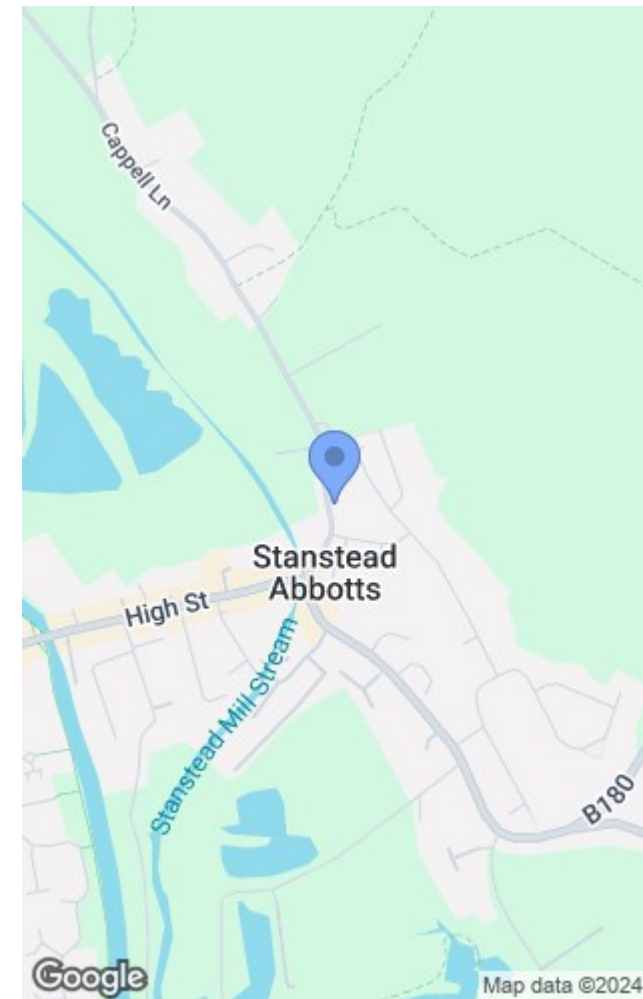
1st Floor
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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		51	63
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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