



Elliot Heath
ESTATE AGENTS

88 Cappell Lane
Stanstead Abbotts SG12 8BY
Guide Price £700,000

Elliot Heath are pleased to offer this rarely available semi detached Victorian bay fronted family home located within a few minutes' walk of both Stanstead Abbotts High Street and St Margaret's mainline railway station serving London Liverpool Street. This property offers beautifully presented accommodation throughout and retains many original features including fireplaces to a number of rooms. Arranged over three floors the accommodation comprises; reception room, separate dining room, stunning kitchen/breakfast room, downstairs cloakroom/w.c, four bedrooms and family bathroom. The property is set in generous gardens with a large timber outbuilding backing onto fields. To arrange your appointment to view please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

With attractive tile effect flooring, radiator and doors to:

DOWNSTAIRS WC

Fitted with a suite comprising dual flush wc, wash hand basin.

RECEPTION ROOM 14' 2" x 11' 3" (4.31m x 3.43m)

With original glazed sash windows with larger middle sash opening to front aspect with fitted shutters, radiator, cast iron fireplace with tiled surrounds, coving to ceiling, wood flooring.

DINNING ROOM/LARGE OFFICE 14' 8" x 11' 3" (4.47m x 3.43m)

With double glazed window to kitchen/breakfast room, radiator, feature fireplace, wood flooring, coving to ceiling, fitted with a range of storage units and desk unit, door to:

KITCHEN/BREAKFAST ROOM 21' 9" x 13' 11" (6.62m x 4.24m)

With bi fold doors to rear garden and skylights windows. Comprehensively fitted with a range of wall and base storage units with solid wood work surfaces over incorporating a Butler style sink unit, space for a range style cooker, built in microwave oven, space for American style fridge/freezer, integrated appliances, breakfast bar, tiled splash back areas, tiled flooring with underfloor heating, radiator. Door to:

FIRST FLOOR LANDING

With stairs rising to second floor landing and doors to:

BEDROOM ONE 14' 10" x 12' 2" (4.52m x 3.71m)

With two double glazed windows to front aspect with fitted shutters, radiator, fitted with a range of wardrobe cupboards, feature fireplace.

BEDROOM THREE 9' 3" x 8' 11" (2.82m x 2.72m)

With double glazed window to rear aspect, radiator, feature fireplace.

BEDROOM FOUR 9' 3" x 8' 11" (2.82m x 2.72m)

With double glazed window to rear aspect with fitted shutters, radiator, wood flooring.

FAMILY BATHROOM

Fitted with a suite comprising bath with shower over and glass shower screen, wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail.

SECOND FLOOR LANDING

With door to:

BEDROOM TWO 14' 8" x 14' 6" (4.47m x 4.42m)

With double glazed window to rear aspect, radiator, doors to eaves storage.

OUTSIDE

Good size garden laid to lawn with raised decked seating area, backing onto fields with large timber outbuilding.

EPC

EPC Rating E.

AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.







Cappell Lane, SG12

Approximate Area = 150.87 sq m / 1624 sq ft
(Including Eaves Storage & Shed)
Shed = 12.08 sq m / 130 sq ft
Eaves Storage = 5.85 sq m / 63 sq ft



Key :
CH - Ceiling Height



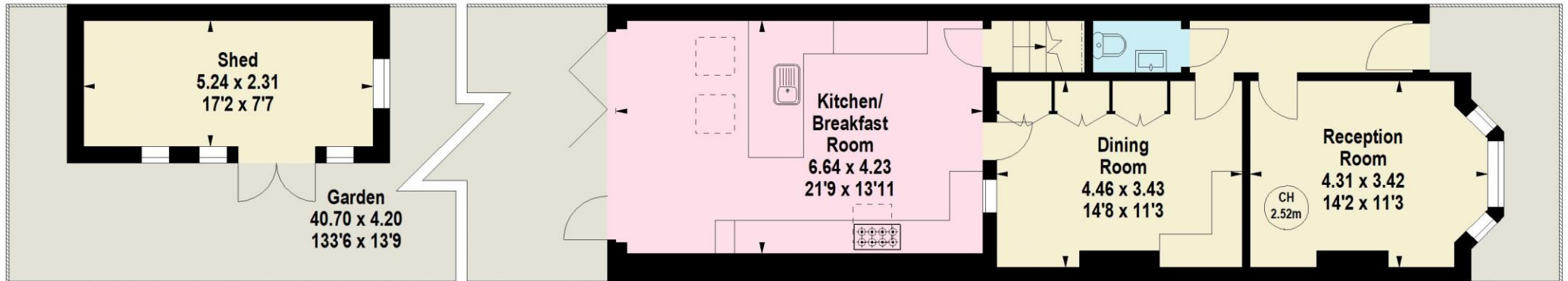
Second Floor

Approx. 26.57 sq m / 286 sq ft



First Floor

Approx. 45.34 sq m / 488 sq ft



Ground Floor

Approx. 66.89 sq m / 720 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography



01920 29 33 33

hello@elliotheath.co.uk

www.elliotheath.co.uk

7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

EH

Company No: 09985239 VAT No:233565020