



**Elliot Heath**  
ESTATE AGENTS

**69 High Street, Stanstead Abbotts**  
Offers Over **£400,000**

# 69 High Street

Stanstead Abbots, Ware

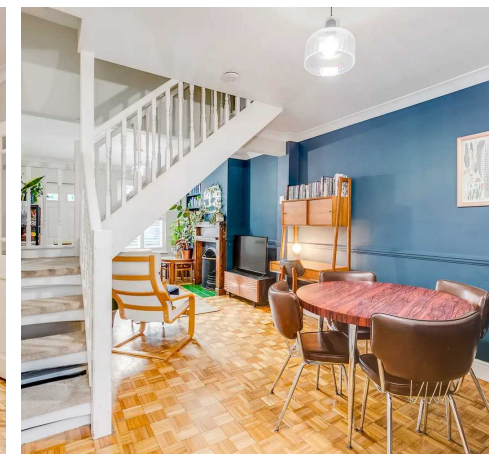
Charming cottage with character features, reception room, fireplace, fitted kitchen, 2 bedrooms, driveway, garage, rear garden. Near St Margaret's Station, shops, and restaurants. Ideal for London commuter. Contact Elliot Heath on 01920 293333.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

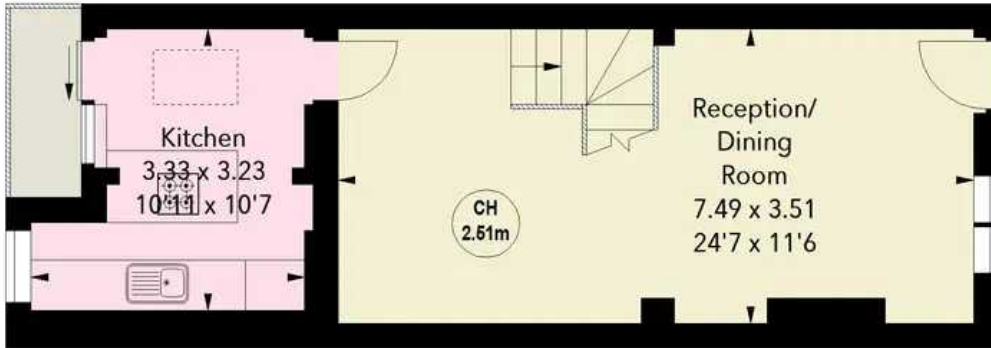


# High Street, SG12

Approximate Area = 81.75 sq m / 880 sq ft  
(Including Garage)  
Garage Area = 13.38 sq m / 144 sq ft



Key :  
CH - Ceiling Height



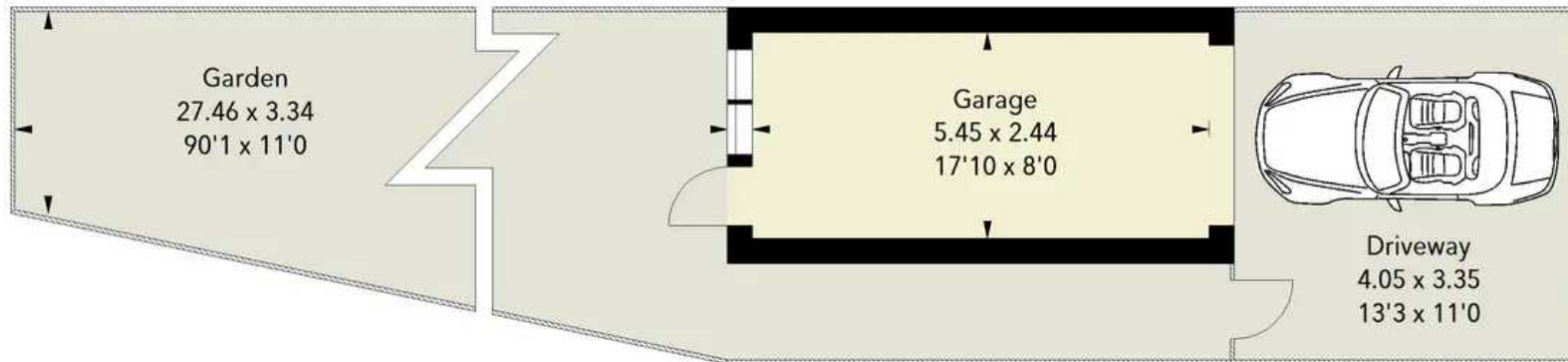
Ground Floor

Approx. 36.88 sq m / 400 sq ft



First Floor

Approx. 31.21 sq m / 336 sq ft



Ground Floor

Approx. 13.38 sq m / 144 sq ft

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

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## Accommodation

Front entrance door giving access to:

### Reception/Dining Room

24' 7" x 11' 6" (7.49m x 3.51m)

### Reception Room

With double glazed window to front aspect with fitted shutters, attractive cast iron fireplace, dado rail, coving to ceiling, Parquet wood flooring, fitted cupboard and shelving to one alcove, radiator, open to:

### Dining Room

With stairs rising to first floor landing, under stairs storage cupboard, Parquet wood flooring, radiator, dado rail, coving to ceiling, door to:

### Kitchen

10' 11" x 10' 7" (3.33m x 3.23m)

With double glazed window to rear aspect and door giving access to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating Butler sink unit, built in oven with gas hob and extractor fan over, space and plumbing for washing machine, space for fridge/freezer, breakfast bar, radiator, tiled flooring.

### First Floor Landing

With wood flooring and doors to:

### Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)

With double glazed window to front aspect with fitted shutters, feature fireplace, wood flooring, radiator, built in wardrobe cupboards with mirrored sliding doors.

### Bedroom Two

12' 2" x 8' 4" (3.71m x 2.54m)

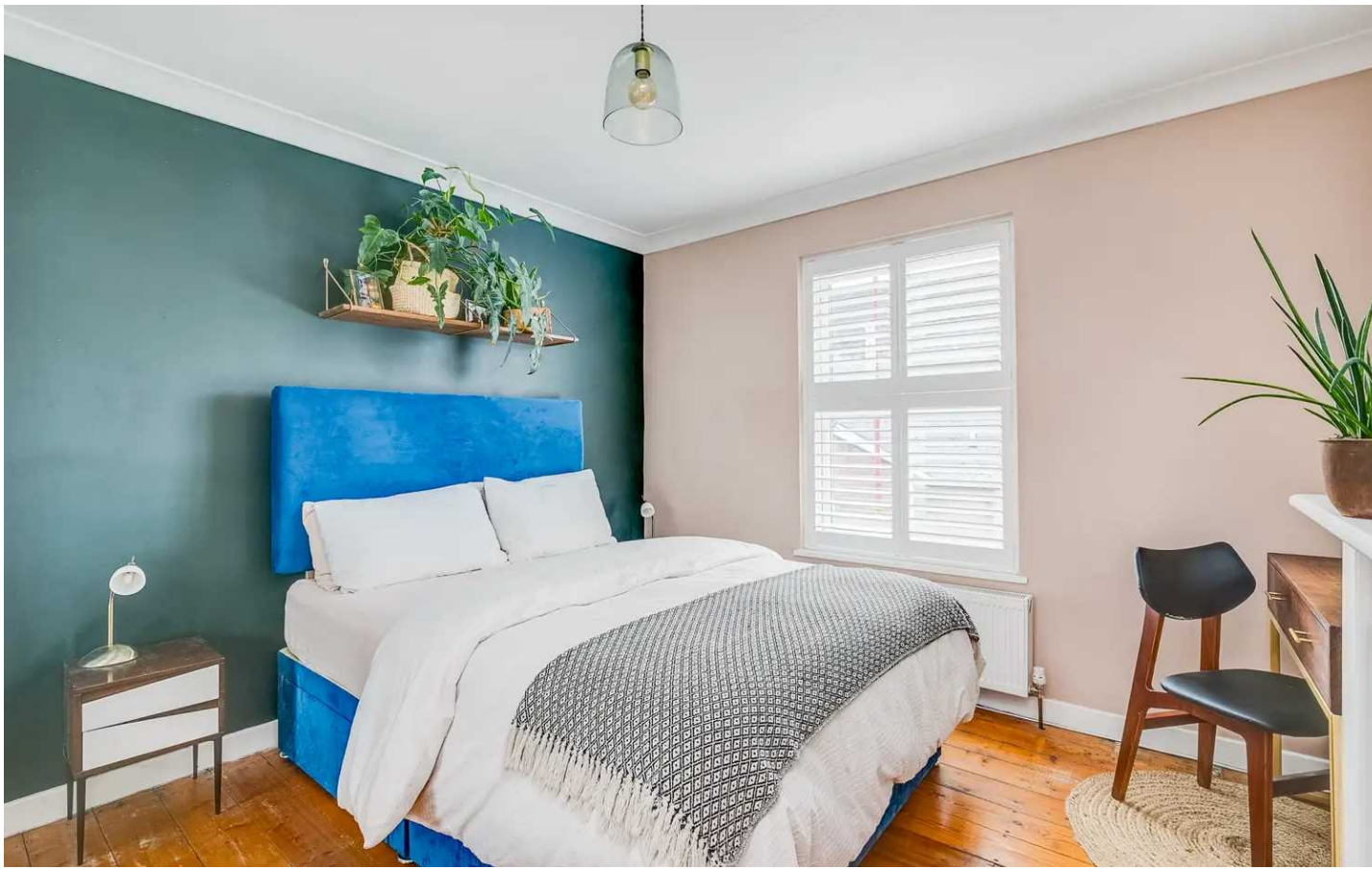
With double glazed window to rear aspect with fitted shutters, wood flooring, radiator.



## Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, enclosed cistern wc, vanity unit with inset wash hand, tiled splash back areas, tiled effect flooring, chrome heated towel rail.





## REAR GARDEN

90' 1" x 10' 12" (27.46m x 3.35m)

To the rear the garden is mainly laid to lawn with shrub borders.

## GARAGE

Double Garage

There is also the benefit of off street parking and a detached garage, with double doors to front aspect and window and door to rear aspect. Measuring approx. 17' 10" x 8' 0" (5.43m x 2.44m)







## Elliot Heath Estate Agents

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