



**Elliot Heath**  
ESTATE AGENTS

100 Cappell Lane, Stanstead Abbotts  
Offers Over £550,000

# 100 Cappell Lane

Stanstead Abbots, Ware

Rarely available stunning 1884 cottage near Stanstead Abbots High Street & train station. Beautifully presented with original features & contemporary fittings. 3 floors inc. reception room, bespoke kitchen, utility, bathroom, 2 bedrooms, study. Front & rear gardens with garden room. Council Tax band: D

Tenure: Freehold

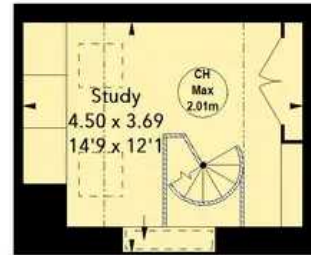
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



## Cappell Lane, SG12

Approximate Area = 107.11 sq m / 1153 sq ft  
 (Including Garden Room & Shed)  
 Approximate Garden Room & Shed Area = 15.05 sq m / 162 sq ft



Second Floor

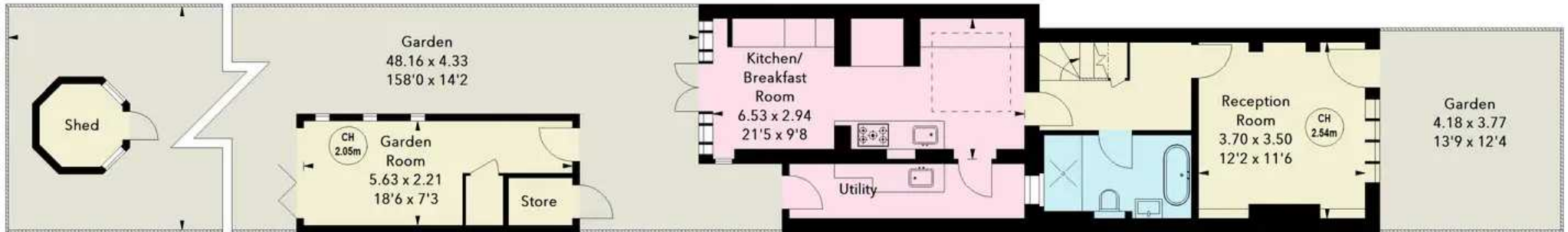
Approx. 14.96 sq m / 161 sq ft



First Floor

Approx. 25.36 sq m / 273 sq ft

Key :  
 CH - Ceiling Height



Ground Floor

Approx. 51.75 sq m / 557 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 Room

12' 2" x 11' 6" (3.71m x 3.51m)

With window to front aspect, wood flooring, radiator, attractive fireplace housing cast iron stove, picture rail, coving to ceiling, fitted shelving and cupboards to alcoves, door to:

### Inner Lobby

With attractive tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, picture rail, coving to ceiling, radiator, doors to:

### Bathroom

With glass brick window to utility. Fitted with a suite comprising large fully tiled walk in shower cubicle, freestanding ball and claw bath, vanity unit with inset wash hand basin, concealed cistern wc, fitted TV screen, tiled splash back areas, inset shelving, radiator/towel rail, tiled flooring.

### Kitchen/Breakfast Room

21' 5" x 9' 8" (6.53m x 2.95m)

With double glazed double doors and windows to the rear garden together with an atrium style skylight. Fitted with a bespoke range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, space for range style cooker, American style fridge/freezer, dishwasher and wine fridge, integrated microwave, tiled splash back areas, wood effect flooring, under floor heating, door to:

### Utility

With stable door to the rear garden. Fitted with a range of base units with wood work surface over incorporating a sink unit, appliance space, exposed brick work and tongue and groove panelling, wood effect flooring.



## First Floor Landing

With doors to:

### Bedroom One

12' 1" x 11' 7" (3.68m x 3.53m)

With double glazed window to front aspect, radiator, attractive fireplace, fitted shelving to alcove, wood flooring, picture rail, coving to ceiling, wood panelling to one wall, spiral staircase to:

### Study

14' 9" x 12' 1" (4.50m x 3.68m)

With two Velux windows, wood flooring, underfloor heating, exposed timbers, fitted storage units to eaves.

### Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

With window to rear aspect, radiator, fireplace, picture rail, coving to ceiling.





#### **FRONT GARDEN**

13' 9" x 12' 4" (4.19m x 3.76m)

To the front the property benefits from a pretty cottage garden enclosed by brick and wrought iron retaining wall and gate.

#### **REAR GARDEN**

157' 12" x 14' 2" (48.16m x 4.32m)

The rear garden measures approximately 158' in length with garden room and store, decked seating area, with the remainder laid to lawn with mature plant and shrub borders, vegetable garden and timber garden shed. Gated side access.







## Elliot Heath Estate Agents

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