



**Elliot Heath**  
ESTATE AGENTS

**14 Timber Close, Stanstead Abbotts**

Guide Price **£615,000**



# 14 Timber Close

Stanstead Abbots, Ware

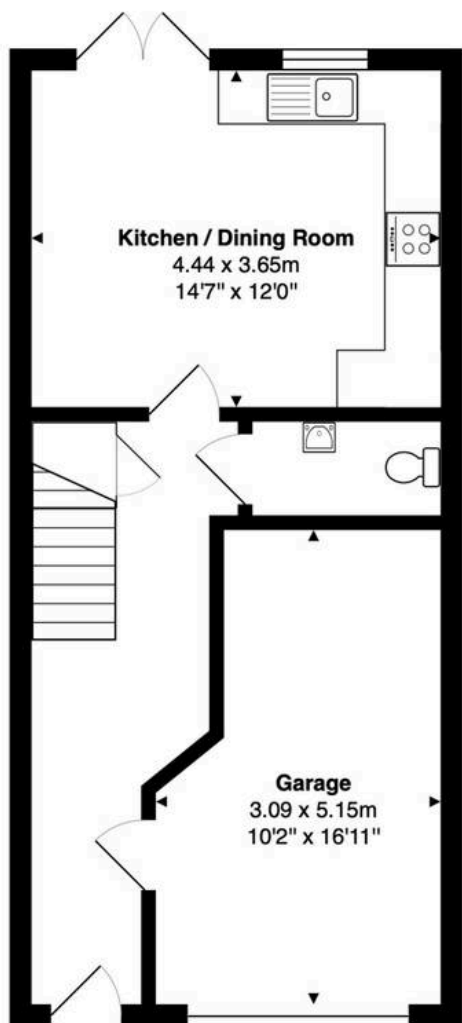
Modern 4-bed in sought-after village. Spacious hall, kitchen/dining room, living room with Juliet balcony, 4 bedrooms, 2 baths, private garden with river view, integral garage, driveway. Near station.  
Council Tax band: E

Tenure: Freehold

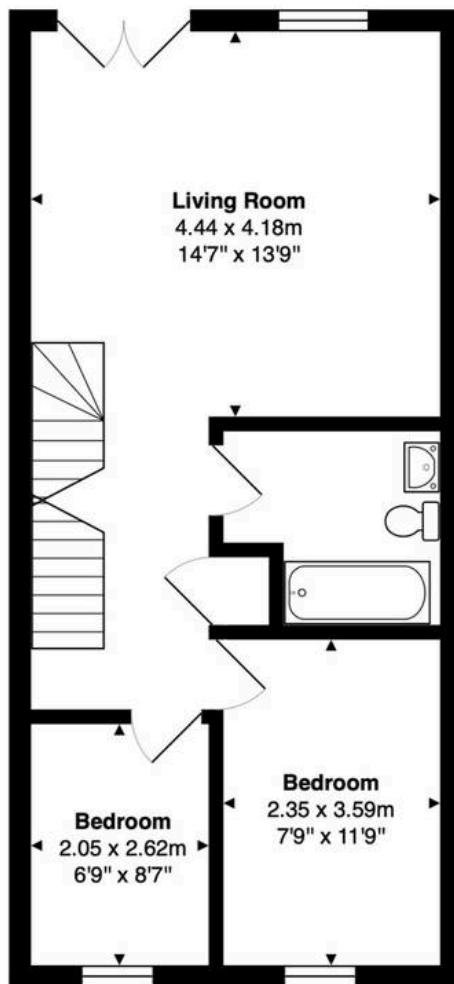
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

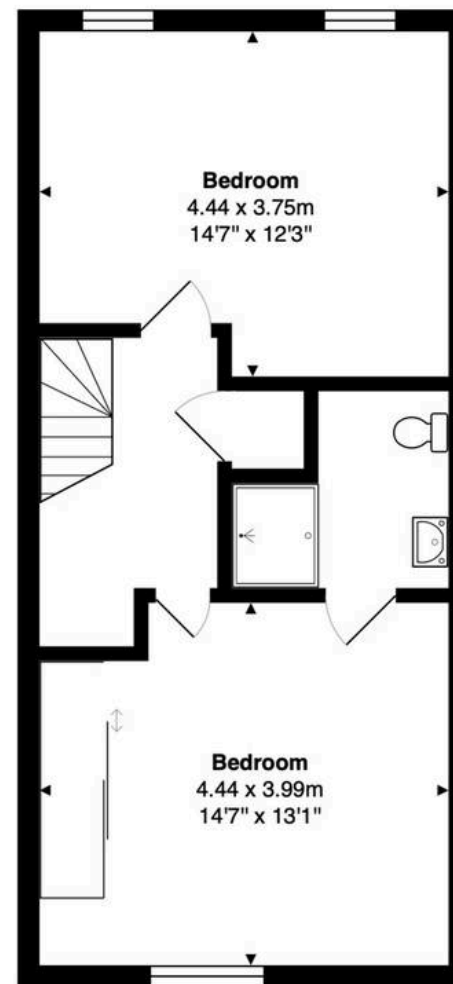




**Ground Floor**  
Area: 45.1 m<sup>2</sup> ... 485 ft<sup>2</sup>



**First Floor**  
Area: 45.1 m<sup>2</sup> ... 485 ft<sup>2</sup>



**Second Floor**  
Area: 45.1 m<sup>2</sup> ... 485 ft<sup>2</sup>

**Total Area: 135.2 m<sup>2</sup> ... 1455 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### Entrance Hall

With stairs rising to first floor landing, understairs storage cupboard, wood effect flooring, radiator, doors to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Kitchen/Dining Room

14' 7" x 12' 0" (4.44m x 3.65m)

With double glazed double doors and window onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven with gas hob and extractor over, integrated appliances, space and plumbing for dishwasher, tiled flooring, radiator.

### First Floor Landing

With stairs rising to the second floor landing, airing cupboard, open to the living room and doors to:

### Bedroom Three

7' 9" x 11' 9" (2.35m x 3.59m)

With double glazed window to front aspect, radiator.

### Bedroom Four

6' 9" x 8' 7" (2.05m x 2.62m)

With double glazed window to front aspect, radiator.

### Bathroom

Fitted with a suite comprising panel enclosed bath, concealed cistern wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

### Living Room

14' 7" x 13' 9" (4.44m x 4.18m)

With double glazed double doors opening onto the Juliet balcony together with a double glazed window to rear aspect with river views, radiator, wood effect flooring.





**Second Floor Landing**

With built in storage cupboard and doors to:

**Bedroom Two**

14' 7" x 12' 4" (4.44m x 3.75m)

With two double glazed windows to rear aspect, radiator.

**Bedroom One**

14' 7" x 13' 1" (4.44m x 3.99m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards with sliding doors, door to:

**En Suite Shower Room**

Fitted with a suite comprising, shower cubicle, concealed cistern wc, inset wash hand basin, fitted shelving, tiled splash back areas, tiled flooring, heated towel rail.







## REAR GARDEN

The low maintenance rear garden is laid with artificial grass with a raised decked area and heavily stocked raised beds. There is a large covered side access which is great for storing outside furniture in the winter months.

## DRIVEWAY

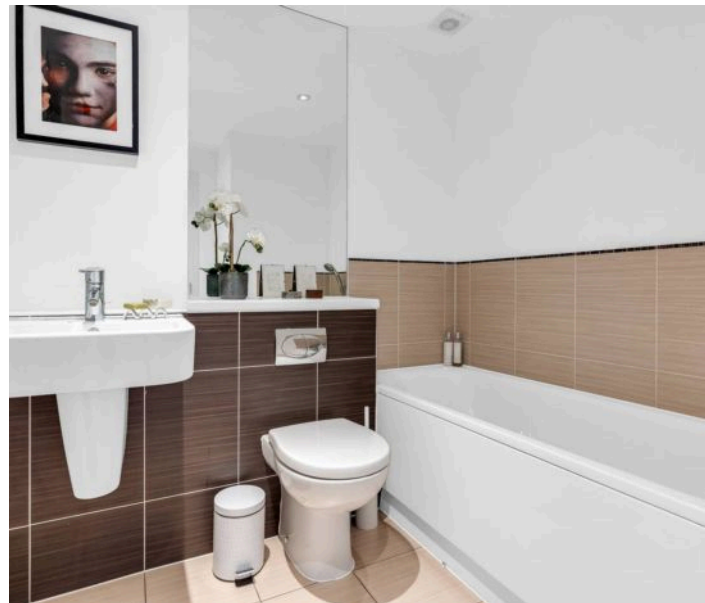
2 Parking Spaces

Driveway to front providing off street parking for two vehicles and access to the integral garage.

## GARAGE

Single Garage

Integral garage with double doors to front aspect and personnel door to the entrance hall measuring approximately 3.09 x 5.15 (10'2 x 16'11)









## Elliot Heath Estate Agents

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