



Elliot Heath
ESTATE AGENTS

31a Roydon Road, Stanstead Abbotts

Guide Price **£639,995**

31a Roydon Road

Stanstead Abbots, Ware

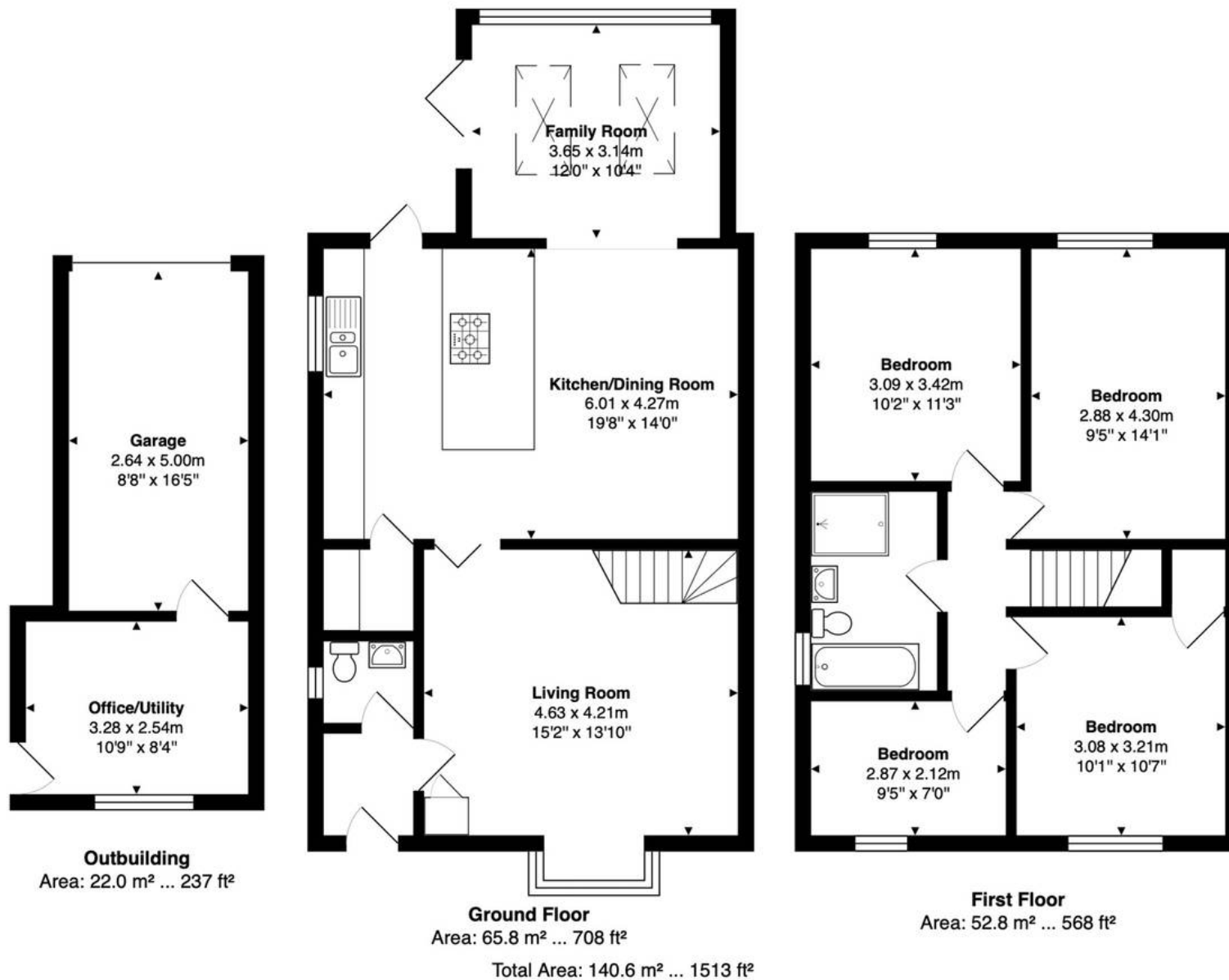
Spacious 4-bed semi in a popular village, extended living accommodation, SW rear garden, garage, office/utility & allocated parking. Close to school, village amenities, river walks, & station.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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

Entrance Lobby

With radiator, tiled flooring and doors to:

Downstairs WC

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled mosaic decorative mirror, radiator, tiled flooring.

Living Room

15' 2" x 13' 10" (4.63m x 4.21m)

With Upvc double glazed box bay window to front aspect, built in cloaks cupboard, cupboard housing boiler, stairs to first floor landing, wood effect flooring with underfloor heating, radiator. Bi fold doors to :

Kitchen/Dining Room

19' 9" x 14' 0" (6.01m x 4.27m)

With Upvc double glazed window to side aspect and Upvc double glazed door to the rear garden. Fitted with a range of wall and base storage units with complementary granite work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit, built-in Hotpoint electric double oven, microwave oven, integrated fridge/freezer and dishwasher, central island unit with five ring electric Hotpoint hob and surface extractor fan, tiled splash back areas, built in storage, seating area with decorative pendant lighting above, wood effect flooring with underfloor heating. Open to the family room and door to:

Utility Cupboard

With motion lighting, shelving and housing the Worcester combination boiler.



Family Room

12' 0" x 10' 4" (3.65m x 3.14m)

With Upvc double glazed door to side aspect and Upvc double-glazed bi-folding window to rear spanning complete wall with bespoke window seating and storage area, two sky light windows, wood effect flooring with underfloor heating.

First Floor Landing

With loft access and doors to:

Bedroom One

9' 5" x 14' 1" (2.88m x 4.30m)

With Upvc double glazed window to rear aspect, radiator.

Bedroom Two

10' 2" x 11' 3" (3.09m x 3.42m)

With Upvc double glazed window to rear aspect, radiator.

Bedroom Three

10' 1" x 10' 6" (3.08m x 3.21m)

With Upvc double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom Four

9' 5" x 6' 11" (2.87m x 2.12m)

With Upvc double glazed window to front aspect, radiator.

Bathroom

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with chrome mixer tap over and shower attachment, dual flush wc, vanity unit with inset wash hand basin, separate double shower enclosure, heated towel rail, part tiled walls and tiled flooring.

Office/Utility

10' 9" x 8' 4" (3.28m x 2.54m)

Located at the rear of the garden and currently used as storage but would make an ideal home office/utility with Upvc double-glazed window overlooking the garden and Upvc double glazed lockable door dividing this space from the garage.





FRONT GARDEN

Front garden with pathway to front door, mainly laid to lawn with flower beds and shingle.

REAR GARDEN

Decked area to immediate rear of property with the remainder mainly laid to lawn, with timber edged flower beds and block paved pathway leading to covered bin storage area, side access and outbuilding. Outdoor solar lighting, outdoor tap, covered area by entrance to out-building for use as a sheltered seating area or storage and back gate to the rear of property parking.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces to rear of property.

GARAGE

Single Garage

Located at the rear of the property with electric roller door to front aspect and internal door to the office/utility.







Elliot Heath Estate Agents

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