



Elliot Heath
ESTATE AGENTS

38 Roydon Road, Stanstead Abbotts

Guide Price **£525,000**

38 Roydon Road

Stanstead Abbots, Hertfordshire

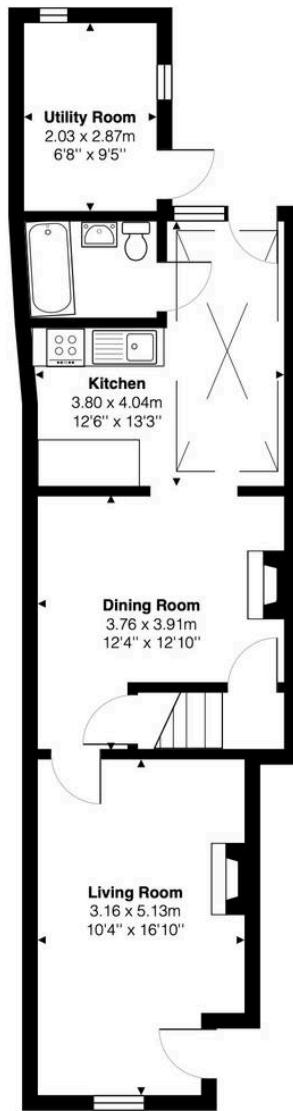
Charming 19C Grade II Listed cottage in Stanstead Abbots with original features, a 70' garden, garage, gym/studio, 2 receptions, kitchen with glazed roof, 3 beds, near amenities & transport links.
Council Tax band: D

Tenure: Freehold

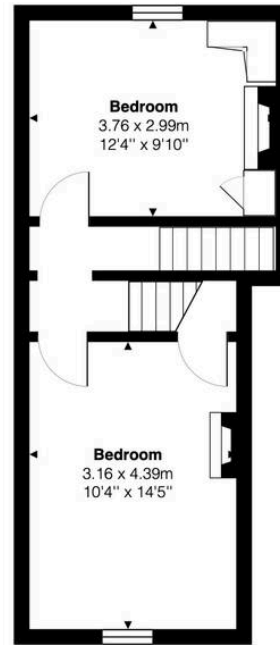
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

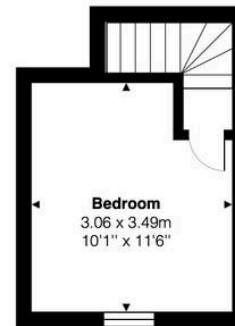




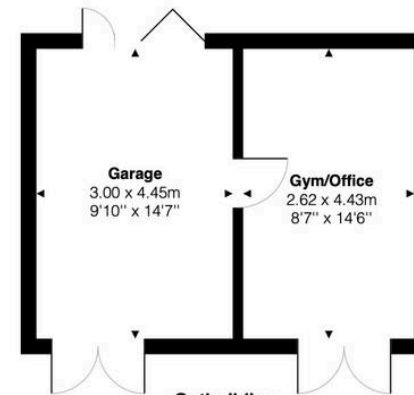
Ground Floor
Area: 52.7 m² ... 567 ft²



First Floor
Area: 31.7 m² ... 341 ft²



Second Floor
Area: 12.5 m² ... 135 ft²



Outbuilding
Area: 25.6 m² ... 275 ft²

Total Area: 122.5 m² ... 1318 ft²

All measurements are approximate and for display purposes only

Accommodation

With private front entrance door to:

Living Room

10' 4" x 16' 10" (3.16m x 5.13m)

Window to front aspect with fitted shutters, brick built fireplace with inset log burner, vertical radiator, exposed wood floor boards. Part glazed door to:

Dining Room

12' 4" x 12' 10" (3.76m x 3.91m)

With exposed wood floorboards, fireplace with inset log burner, open glass shelving to the kitchen, arched alcove with fitted shelves and cupboard, radiator, door to deep under stairs storage cupboard housing electric meters, door opening to staircase to first floor landing. Open to:

Kitchen

12' 6" x 13' 3" (3.80m x 4.04m)

With a pitched glazed roof and window with part glazed door to the rear garden. Fitted with a range of base units with wood work surfaces over incorporating a Butler style sink unit, SMEG oven to remain with extractor over, space for fridge/freezer and dishwasher, tiled splash back areas, tiled flooring, exposed timbers, vertical radiator. Door to:

Bathroom

Fitted with a suite comprising panel enclosed bath with shower attachment, low flush w.c., pedestal wash hand basin, radiator, extractor fan, fully tiled.

Utility

6' 8" x 9' 5" (2.03m x 2.87m)

Set immediately adjacent to rear door a timber framed outbuilding that the current vendors use as a utility room with two windows, plumbing for automatic washing machine, space for tumble dryer and further storage area. AGENTS NOTE: Planning consent was granted but has now lapsed to move the bathroom out into the rebuilt outbuilding, allowing the kitchen to be extended and the wall between the kitchen and dining room removed.



First Floor Landing

With stairs to second floor landing and doors to:

Bedroom One

10' 4" x 14' 5" (3.16m x 4.39m)

With window to front aspect, cast iron fireplace, radiator, built in storage cupboard, exposed wood floor boards.

Bedroom Two

12' 4" x 9' 10" (3.76m x 2.99m)

With original Georgian sash window to rear aspect, cast iron fireplace, radiator, two built in storage cupboards one housing the 'Worcester' combination gas fired boiler, exposed wooden floor boards.

Second Floor Landing

With door to:

Bedroom Three

10' 0" x 11' 5" (3.06m x 3.49m)

With Dormer window to front aspect, vaulted ceiling with exposed timbers, exposed wooden floor boards, radiator.

Gym/Office

8' 7" x 14' 6" (2.62m x 4.43m)

Set at the rear of the garden. Fully insulated with light and power connected, French doors overlooking the garden, inset spotlights to ceiling, radiator, Velux sun tunnel towards the rear of the room.





FRONT GARDEN

Enclosed by picket fencing with gated access, shared pathway to front entrance door, passage to rear garden.

REAR GARDEN

The rear garden is approximately 70ft in length and is set over three levels. To the immediate rear of the property is a small patio area with flower borders and outside water tap. Steps up to next level which is mainly laid to lawn with flower and shrub borders and brick built barbecue. Step up to further patio area with pergola over and further lawned area with greenhouse. Steps leading up to garage and gym/office with garden storage beneath.

GARAGE

OFF STREET









Elliot Heath Estate Agents

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