



95 St. Margarets Road, Stanstead Abbotts  
£830,000



*pc.*  
**PETER CUFFARO**  
ESTATE AGENTS





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## 95 St. Margarets Road

Stanstead Abbots, Ware

Stunning 4-bed semi-detached with modern amenities. Spacious living areas, en-suite in bedroom one, playroom, office, and south-facing garden. Garage, off-street parking. Tranquil location near transport links. Perfect for family living and entertaining.

Council Tax band: E

Tenure: Freehold

- Beautifully Extended Four Bedroom Semi Detached Family Home
- Very Sought After Road
- Stunning Lounge
- Amazing Kitchen/Diner/Family Room with Bifolds Leading to South Facing Rear Garden
- Playroom
- Office Space
- Utility Room and Ground Floor Cloakroom
- En-Suite To Bedroom One Plus Family Bathroom
- Garage/Store Room and Off Street Parking For Four Vehicles
- Walking Distance To St Margarets Train Station and Stanstead Abbots Village



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#### Entrance Hall

9' 11" x 4' 7" (3.01m x 1.40m)

#### Hallway

15' 8" x 3' 8" (4.77m x 1.11m)

#### Living Room

18' 6" x 10' 7" (5.63m x 3.23m)

#### Kitchen/Diner/Family Room

29' 8" x 14' 10" (9.04m x 4.52m)

#### Playroom

10' 3" x 8' 1" (3.13m x 2.47m)

#### Office

5' 10" x 5' 9" (1.78m x 1.76m)

#### Utility Room

11' 2" x 5' 6" (3.40m x 1.67m)

#### Ground Floor Cloakroom

5' 1" x 3' 0" (1.54m x 0.92m)

#### Garage/Store Room

10' 1" x 8' 6" (3.07m x 2.58m)

#### Landing

15' 1" x 3' 8" (4.61m x 1.11m)

#### Bedroom One

17' 8" x 10' 2" (5.39m x 3.10m)

#### En-Suite

7' 11" x 5' 5" (2.42m x 1.65m)

#### Bedroom Two

9' 8" x 9' 1" (2.94m x 2.76m)

#### Bedroom Three

11' 2" x 6' 11" (3.41m x 2.12m)

#### Bedroom Four

9' 10" x 5' 10" (3.00m x 1.77m)

#### Family Bathroom

9' 0" x 6' 3" (2.74m x 1.90m)







Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

1614.81 ft<sup>2</sup>  
150.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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