



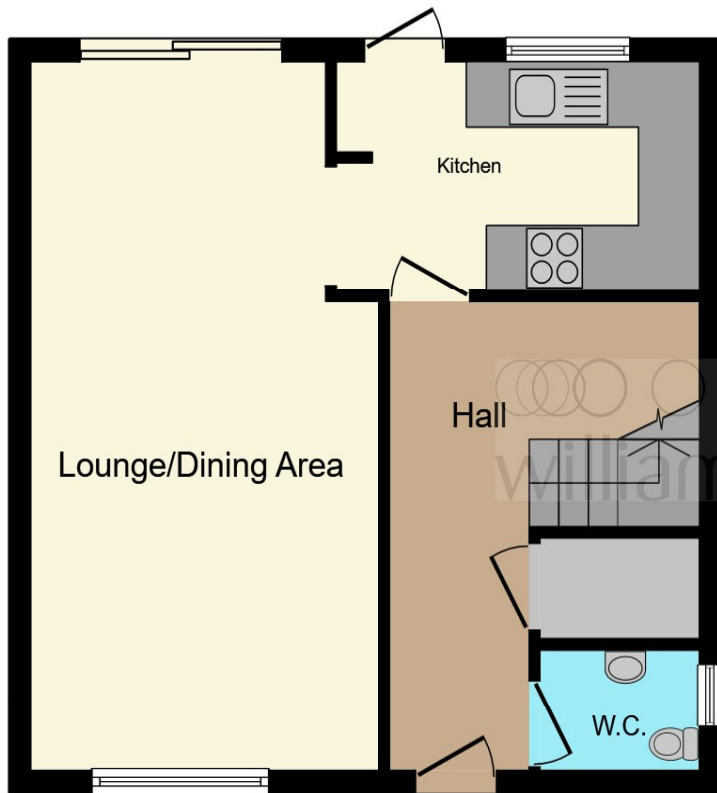
Chapelfields, Stanstead Abbotts Ware SG12 8HT

welcome to

Chapelfields, Stanstead Abbots Ware

William H Brown are pleased to offer this three bedroom end of terrace family home located on a quiet road in a highly sought-after location. The property is situated within walking distance to St Margarets train station and easy access to local shops and other transport links. On the ground floor the property boasts downstairs WC a spacious lounge/dining room and fitted kitchen. On the first floor there are three bedrooms and a family bathroom. The front garden is tastefully landscaped and the rear garden has a patio area, lawned area and a range of mature flower and shrub borders.





Ground Floor



First Floor

Lounge/Diner

20' 6" into door recess x 11' 1" into door recess (6.25m into door recess x 3.38m into door recess)

Kitchen

11' 8" into door recess x 6' 11" into door recess (3.56m into door recess x 2.11m into door recess)

Bedroom 1

10' 8" max x 10' max (3.25m max x 3.05m max)

Bedroom 2

10' 2" max x 10' 8" max (3.10m max x 3.25m max)

Bedroom 3

10' 4" max x 6' 10" max (3.15m max x 2.08m max)

Total floor area 85.3 sq.m. (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Chapelfields, Stanstead Abbots Ware

- Three bedrooms
- Kitchen
- Dining Room
- Beautifully kept garden
- Downstairs WC

Tenure: Freehold EPC Rating: Awaited

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107199



Property Ref:
WRE107199 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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