



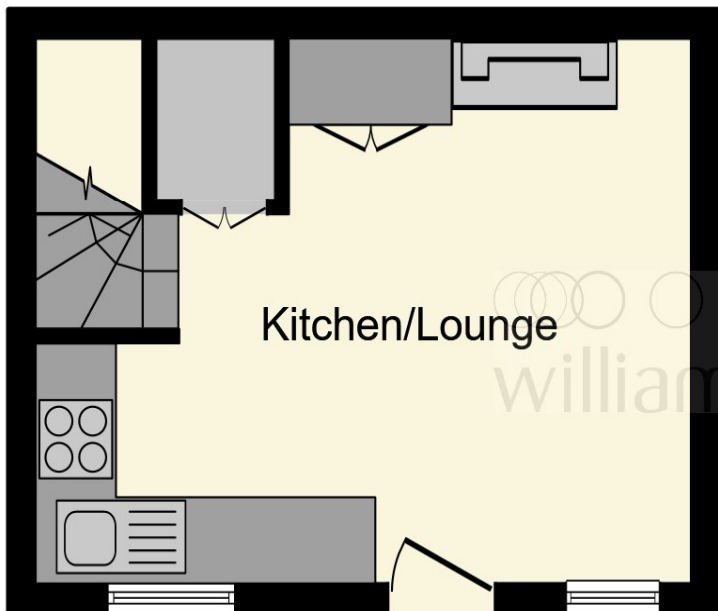
Roydon Road, Stanstead Abbotts Ware SG12 8HA

welcome to

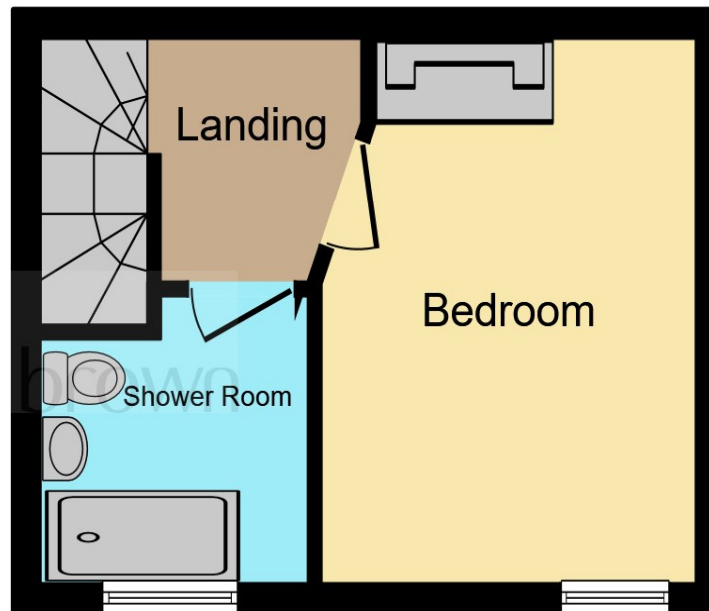
Roydon Road, Stanstead Abbotts Ware

William h Brown are delighted to offer for sale this individual, refurbished, charming, one double bedroom cottage with a wealth of charm and character situated within walking distance of Stanstead Abbotts High Street which offers a range of shops, restaurants, public houses, recreational amenities and a mainline railway station serving 'London's Liverpool Street'. Internally the cottage has been fully updated to include an open plan lounge/diner with an exposed feature fireplace with inset 'log burner', re-fitted kitchen with 'hot tap'. To the first floor there is a double bedroom with an exposed fireplace and a luxury re-fitted shower room with 'Steam Punk' double shower cubicle and 'Copper Fittings'. Externally there are front and side gardens with a timber shed, shingle area and paved area. The property further benefits gas central heating via radiators and secondary glazed windows. An internal viewing is highly recommended.





Ground Floor



First Floor

Accommodation Comprises

Open Plan

Lounge/Diner/Kitchen

15' 10" max x 11' 8" max (4.83m max x 3.56m max)

Lounge/Dining Area

Re-Fitted Kitchen Area

First Floor Landing

Double Bedroom

12' 3" x 9' 9" (3.73m x 2.97m)

Re-Fitted Shower Room

Exterior

Front Garden

Side Garden

Total floor area 37.2 m² (401 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

Roydon Road, Stanstead Abbots Ware

- CHARACTER COTTAGE
- SECONDARY GLAZED WINDOWS
- RE-FITTED KITCHEN WITH 'HOT TAP'
- RE-FITTED 'STEAM PUNK' SHOWER ROOM
- GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£285,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE106926



Property Ref:
WRE106926 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk