



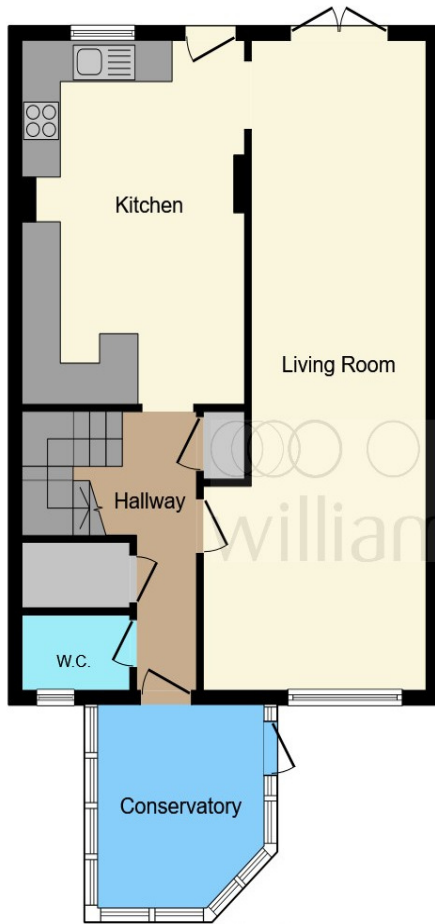
Chapelfields, Stanstead Abbots Ware SG12 8HZ

welcome to

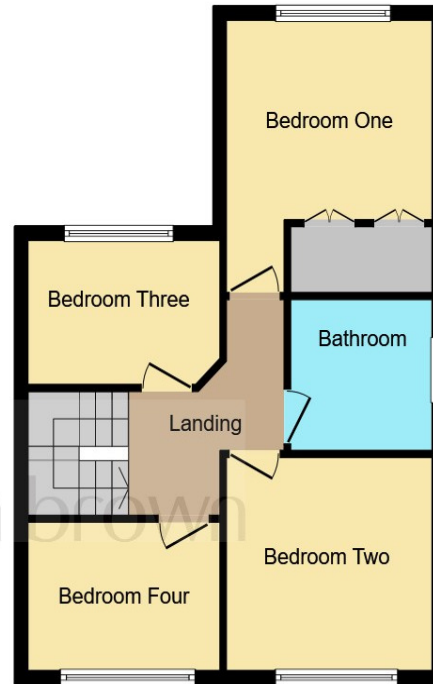
Chapelfields, Stanstead Abbots Ware

Welcome to this extended semi-detached family home located on a quiet road in an elevated location with lovely views over Stanstead Abbots to the rear. Ground floor accommodation boasts a conservatory, downstairs WC, an expansive dual aspect living/dining room opening onto a re fitted kitchen/breakfast room and to the first floor there are four double bedrooms and a family bathroom. The front garden is attractively landscaped, and the rear garden has a patio area, lawned area with rear access on to the road. The property is within easy walking distance of St Margaret's station serving London's Liverpool Street together with high street amenities including convenience store/post office, St Andrew's Church of England (VC) Primary School plus a selection of pubs, restaurants, and cafes. Nearby, RSPB Rye Mead and Lea Valley is perfect for walking, cycling, fishing, and boating.





Ground Floor



First Floor

Lounge

11' 3" max x 31' 1" max (3.43m max x 9.47m max)

Kitchen

17' 5" max x 11' 3" max (5.31m max x 3.43m max)

Bedroom 1

11' 5" max x 9' 5" max (3.48m max x 2.87m max)

Bedroom 2

10' max x 10' 4" max (3.05m max x 3.15m max)

Bedroom 3

10' 1" max x 6' 11" max (3.07m max x 2.11m max)

Bedroom 4

10' 1" max x 6' 10" max (3.07m max x 2.08m max)

Total floor area 117.4 m² (1,264 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

- SEMI DETACHED
- FOUR BEDROOMS
- GROUND FLOOR W/C
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107656



Property Ref:
WRE107656 - 0005

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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