

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cappell Lane

Stanstead Abbots, SG12 8BU

£1,100 Per Calendar Month



Council Tax: C



# Cappell Lane

Stanstead Abbots, SG12 8BU

£1,100 Per Calendar Month



## Living Room

11'10" x 11'4" (3.61m x 3.45m)

Entrance door into: Sitting room. Glazed window to front. Door to:

## Kitchen

11'7" x 5'6" (3.53m x 1.68m)

Glazed window to rear. Range of modern fitted wall, base and drawer units. Roll edge work surfaces incorporating sink unit. Built in electric oven and hob with extractor hood above. Glazed door to courtyard garden.

## Bathroom

Glazed window to rear. Suite comprises: Paneled bath with shower attachment, wash basin and low level WC.

## Double Bedroom

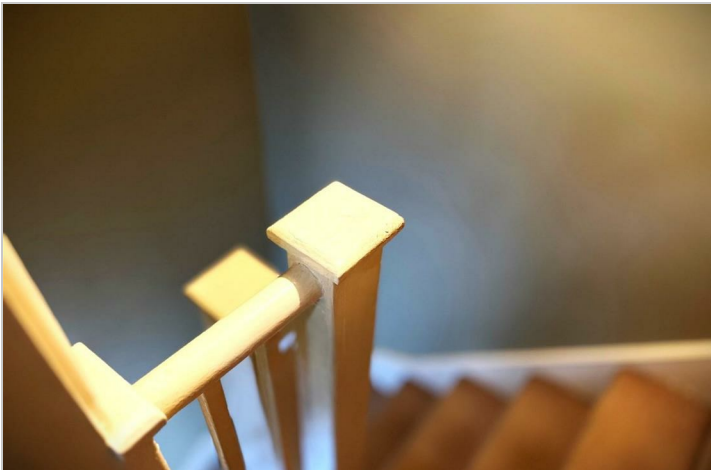
11'3" x 10'2" (3.43m x 3.10m)

Glazed window to front. Built in wardrobe and corner cupboard housing hot water cylinder.

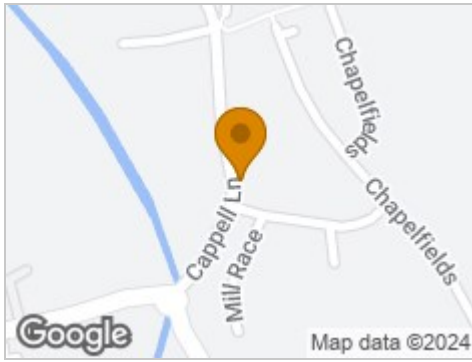
## Garden

Courtyard garden . Small paved area with garden shed with power and light connected. Graveled area for seating.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor



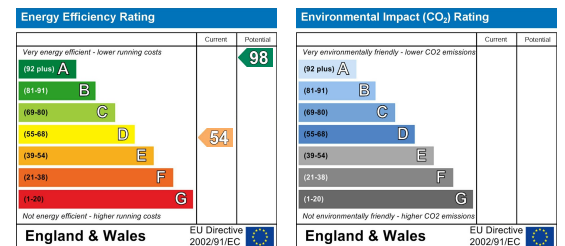
First Floor

Approximate Gross Internal Area = 37.40 sq m / 402.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact our Hunters Stanstead Abbots Lettings Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.