

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



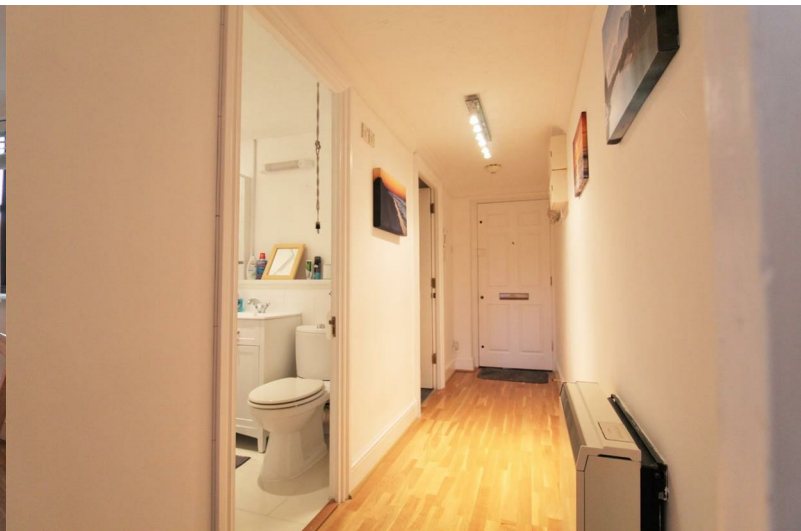
## River Meads

Stanstead Abbots, SG12 8EU

Asking Price £225,000



Council Tax:



# 160 River Meads

Stanstead Abbots, SG12 8EU

Asking Price £225,000



## Hallway

14'95 x 3'68 (4.27m x 0.91m)

Wood panel fire door into; Laminate flooring with painted walls. spotlights on the ceiling and a storage heater to wall, fuse box and smoke alarm. Entrance to;

## Bedroom

14'34 x 8'58 (4.27m x 2.44m)

Wood panel door into; Painted walls, carpet flooring, white ceiling with pendant light. Window to Atrium, built in wardrobe. Panel heater;

## Bathroom

6'42 x 5'59 (1.83m x 1.52m)

Wood panel door into; Tiled and painted walls. Modern White suite comprising panel bath with shower over, Square basin with vanity unit, Low level WC. Heated Chrome towel rail, wall mounted. Tiled flooring, electric fan heater, extractor fan. Door to Large cupboard containing storage space and Hot water tank;

## Living Room

18'24 x 10'90 (5.49m x 3.05m)

Wood panel door into; Laminate flooring with painted walls. two feature ceiling spot lights. Three windows with views to side aspect, wood framed. Large Storage heater. Archway into;

## Kitchen

8'26 x 7'64 (2.44m x 2.13m)

Painted and tiled walls with tiled flooring. Range of matching wall and base units. Space for washing machine and slimline dishwasher. Built in oven and hob and space for tall fridge / freezer. Black marble effect roll top work surface with sink and drainer. 4 point spot lights to white ceiling;

## Outside

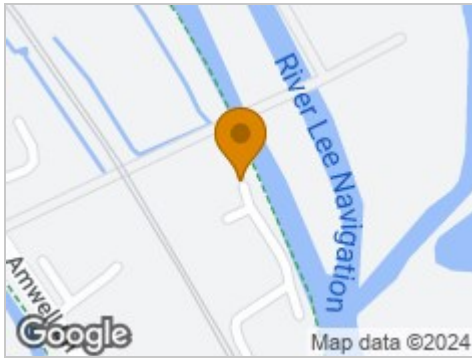
Well kept communal gardens with access to River Tow path and allocated parking space for one car plus additional visitor parking.

## Agents Note

We are advised by the vendor that the lease has been extended and is currently in excess of 160 years



## Road Map



## Hybrid Map

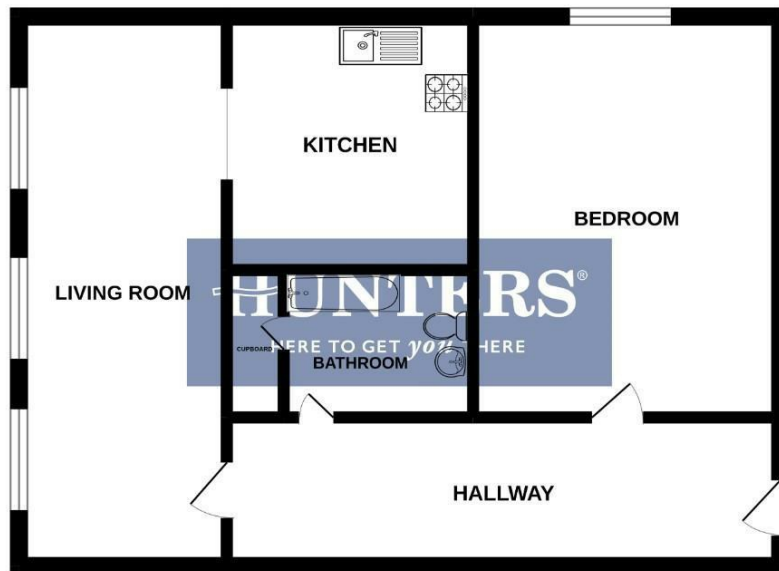


## Terrain Map



## Floor Plan

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



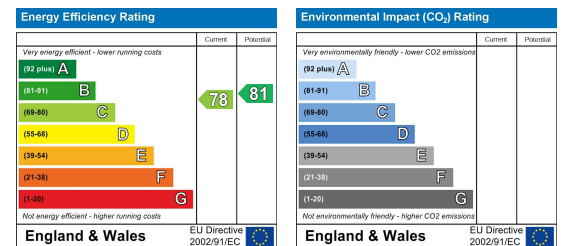
TOTAL FLOOR AREA : 444 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Stanstead Abbots 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.

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