

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## River Meads

Stanstead Abbots, SG12 8EE

Asking Price £264,995



Council Tax: C



# 26 River Meads

Stanstead Abbots, SG12 8EE

Asking Price £264,995



## COMMUNAL ENTRANCE

Security entry phone. Glass panel door into; Painted walls, carpet flooring,

## ENTRANCE HALL

Wood panel door into; Painted walls, carpet flooring. Doors to;

## BATHROOM

7'7" x 6'9" (2.31m' x 2.06m)

Wood panel door into; Painted and tiled walls. Vinyl flooring. Three piece white suite comprising low level WC, Panel Bath with shower over. Pedestal wash basin.

## MASTER BEDROOM

13'10" x 8'11" (4.22m x 2.72m )

Wood panel door into, Painted walls, carpet flooring; Bay window to rear aspect;

## BEDROOM TWO

10'11" x 7'3" (3.33m x 2.21m)

Wood panel door into; Painted walls, carpet flooring. Bay window to rear aspect;

## LIVING ROOM

18'9" x 13'7" (5.72m x 4.14m)

Wood panel door into; Painted walls, carpet flooring. Large Bay window to front aspect with direct River Views. Small window to side aspect;

## KITCHEN

8' x 6'9" (2.44m x 2.06m)

Archway into; fitted Kitchen with range of matching wall and base units. Window to front aspect;

## OUTSIDE

Communal grounds, well kept with views to River.

Allocated Parking for one vehicle. Additional visitor parking in access road.



## Road Map



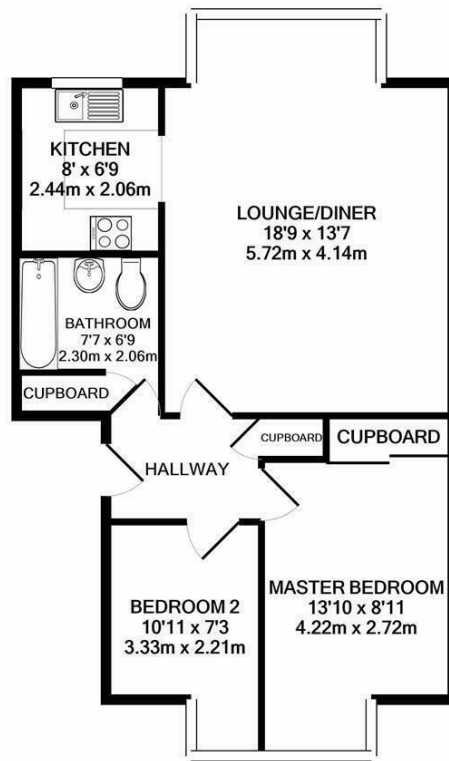
## Hybrid Map



## Terrain Map



## Floor Plan



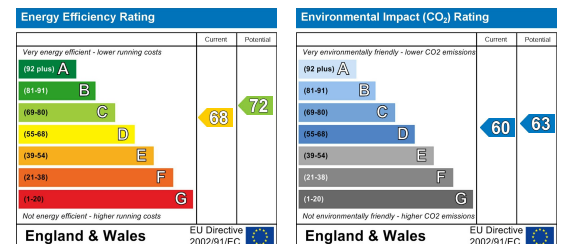
TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2022

## 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.