

HUNTERS[®]

HERE TO GET *you* THERE



Sanville Gardens

Stanstead Abbots, SG12 8GA

Offers In The Region Of £284,995



2



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C

Council Tax:



40 Sanville Gardens

Stanstead Abbots, SG12 8GA

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ENTRANCE HALL

8'1" x 7'5" (2.46m x 2.26m)

Spacious, laminated flooring, painted walls and a good sized airing cupboard.

BATHROOM

7'6" x 5'6" (2.29m x 1.68m)

Fitted bathroom

LIVING ROOM

19'7" x 15'3" (5.97m x 4.65m)

Smartly presented living room leading to open planned kitchen, carpeted, painted and wallpapered walls. French UPVC doors overlooking front aspect;

KITCHEN AREA

Laminate flooring, Range of matching wall and base units, integrated appliances to include dishwasher and washing machine. Built in Oven and Hob. Space for tall fridge / freezer. Windows to front aspect;

BEDROOM

13'8" x 9'0" (4.17m x 2.74m)

Well presented double bedroom, door leading to en suite, wallpapered and painted walls, carpeted. Window to rear aspect. Electric heater;

ENSUITE SHOWER ROOM

7'6" x 5'1" (2.29m x 1.55m)

Shower cubicle, wash basin, Low level WC.

BEDROOM 2

10'2" x 9'8" (3.10m x 2.95m)

Double bedroom, carpeted, Painted walls. Window to rear aspect. Electric heater;

OUTSIDE

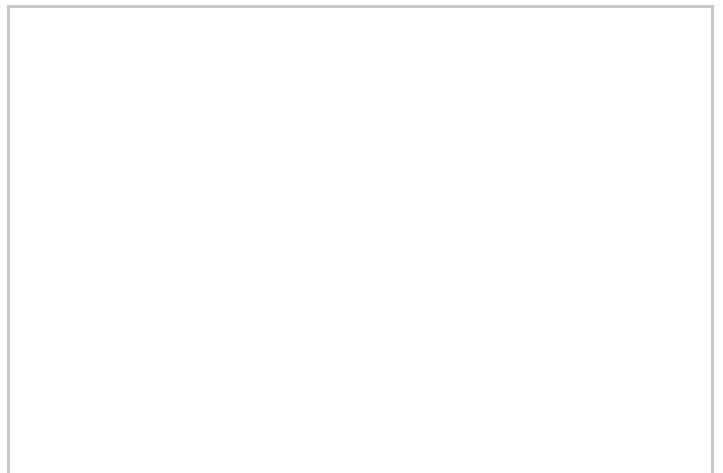
Well kept communal areas with allocated and visitor parking to the rear of the property.

Tel: 01920 872500



Energy Rating		
	Current	Potential
per running costs		
	77	78
D		
E		
F		
G		
per running costs		
Vales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂)	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



Road Map



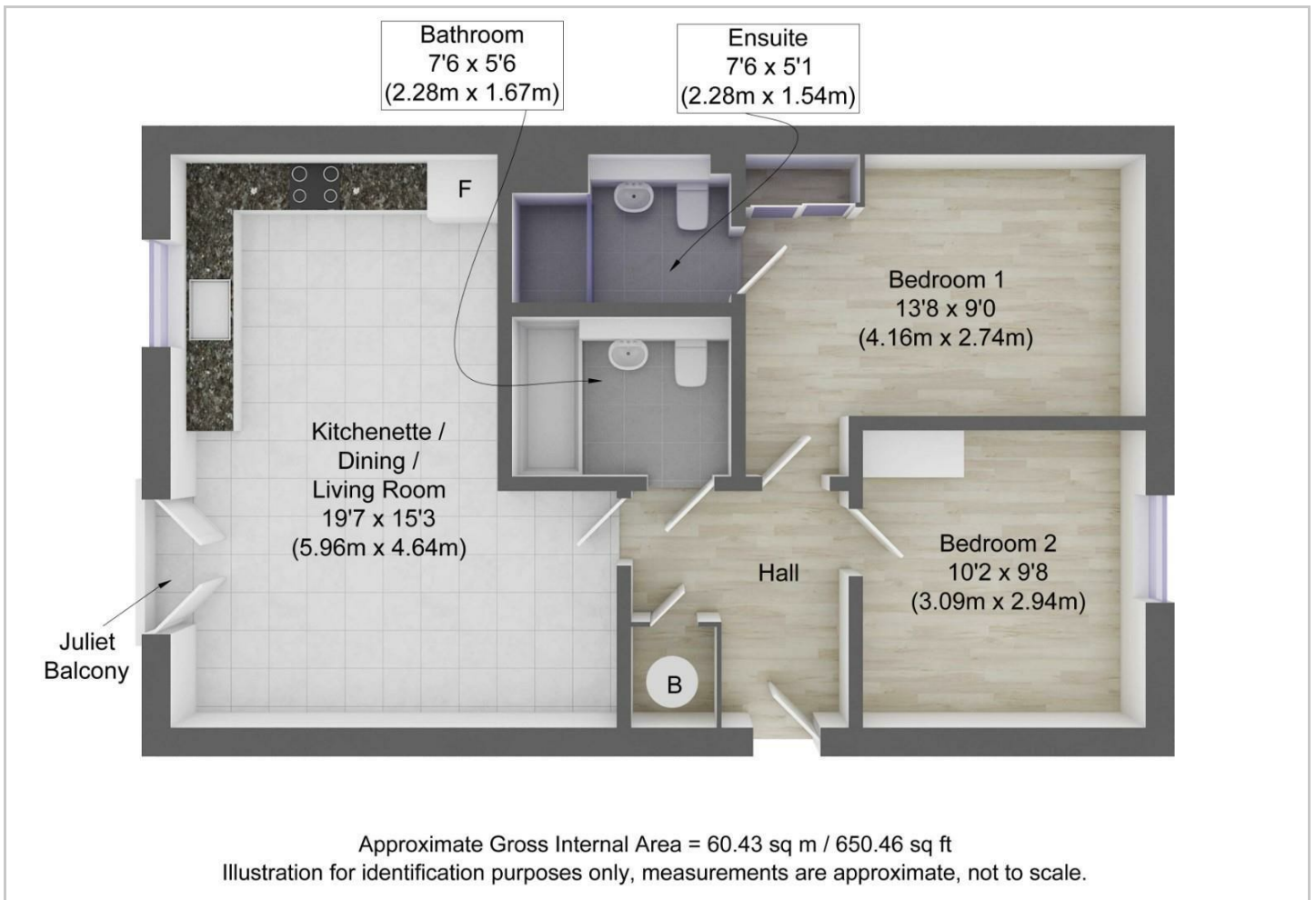
Hybrid Map



Terrain Map



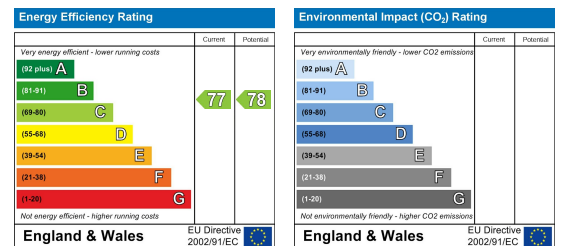
Floor Plan



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.