



HUNTERS[®]
HERE TO GET *you* THERE

113 Cappell Lane, Stanstead Abbots, Herts, SG12 8DA

113 Cappell Lane, Stanstead Abbots, Herts, SG12 8DA

Asking Price £524,995

CHAIN FREE Located in Cappell Lane, Stanstead Abbots, this delightful semi-detached Bungalow offers a perfect blend of comfort and convenience. With a generous living space this property is ideal for those seeking a tranquil retreat in a picturesque setting.

The Bungalow features a good size Living room with a large window overlooking the front garden which intern brings in lots of natural light creating a warm and welcoming atmosphere.

Accommodating two well-proportioned bedrooms, one with an En-suite shower room and a family bathroom this home is perfect for small families, couples, or individuals looking for a peaceful abode.

This bungalow exudes character and charm, with the potential to extend subject to planning consent and the surrounding area is known for its friendly community and beautiful landscapes, making it an ideal location for those who appreciate the outdoors.

Whether you are looking to downsize, or find your forever home, this bungalow on Cappell Lane presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Hunters Stanstead Abbots 54 High Street, Stanstead Abbots, SG12 8AG | 01920 872500
stansteadabbots@hunters.com | www.hunters.com



Approximate Gross Internal Area = 56.0 sq m / 602.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
EU Directive 2002/91/EC		

ENTRANCE HALL

UPVc door into; Painted walls, Laminate flooring. Storage cupboard. Door to;

LIVING ROOM

15'1" x 12'0"
Carpet flooring, painted walls. Large UPVc window to front aspect. Feature Fireplace & Hearth. Door to;

MASTER BEDROOM

10'5" x 8'5"
Carpet flooring, painted walls. UPVc window to front aspect. Built in Wardrobe. Door to;

EN-SUITE SHOWER

Tiled floor, Painted walls. Three Piece white suite comprising Low Level WC, Wash basin and Shower cubicle with electric shower. Window to rear aspect;

BEDROOM TWO

8'0" x 8'0"
Carpet flooring, painted walls. UPVc window to rear aspect.

INNER HALL

Tiled flooring, painted walls. Access to rear Garden. Door to;

BATHROOM

Tiled flooring, painted and tiled walls. Window to side aspect. Three piece white suite comprising Low level WC, wash basin and Panel bath with electric shower over;

KITCHEN DINER

8'11" x 11'11"
Tiled flooring, Painted walls. Range of matching wall and base units with space for washing machine. Built in Oven and Hob. Large UPVc window to rear aspect. Access to rear garden;

OUTSIDE

FRONT GARDEN:

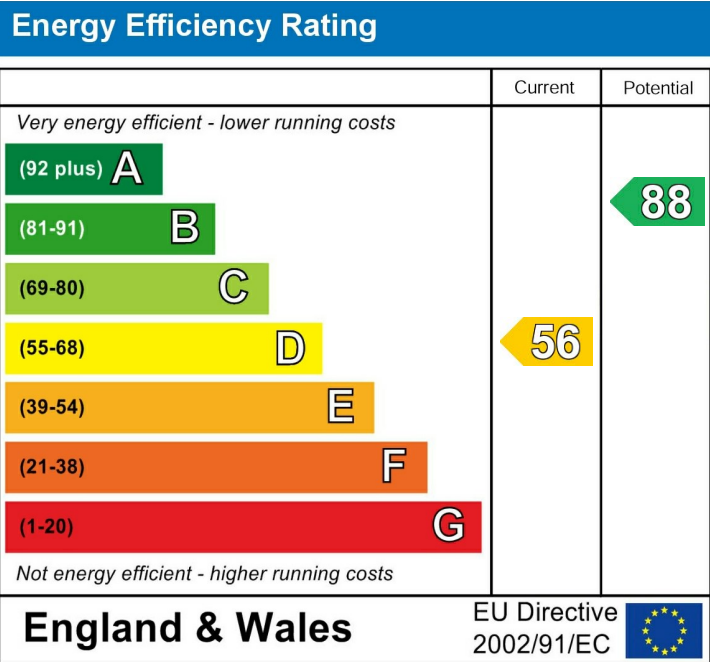
Mainly laid to lawn with Hedgerow and shrub borders. Driveway to length of garden allowing ample parking.

REAR GARDEN:

Mainly laid to lawn with shrub borders. Decking to rear accessed from Kitchen. Paved area to side with gated access to front garden. Storage shed.

AGENTS NOTE

We are advised by the vendor that the property is being sold with no upward chain.



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. 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.









