

HUNTERS[®]

HERE TO GET *you* THERE



South Street

Stanstead Abbots, SG12 8AJ

Asking Price £389,995



Council Tax: C



40 South Street

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OPEN PLAN LIVING SPACE

24'7" x 12'12" (7.49m x 3.66m)

Panel door into: Open plan living space with kitchen / Diner to rear. Painted walls, Laminate flooring. Dual aspect windows, feature fireplace, stairs to first floor. Range of matching modern wall and base units to kitchen area. integrated dishwasher, fridge freezer, oven, gas hob, extractor fan, work surfaces. Opens to inner hallway;

INNER HALL

3'7" x 2'9" (1.09m x 0.84m)

Door to rear garden, doors to bathroom and utility cupboard;

BATHROOM

7'1" x 4'9" (2.16m x 1.45m)

Panel door into: Tiled walls. Panel enclosed bath with shower over, low level flush WC, wash basin, window to side aspect, extractor fan;

LANDING

7'8" x 2'8" (2.34m x 0.81m)

Doors to bedrooms, loft access.

MASTER BEDROOM

11'3" x 10'7" (3.43m x 3.23m)

Wood panel Door into: Painted walls, Carpet flooring. Window to front aspect, built in wardrobe;

BEDROOM TWO

10'4" x 8' (3.15m x 2.44m)

Window to rear aspect. Built in wardrobe.

OUTSIDE

Font Garden.

Enclosed with fence and Gate access. Pathway to

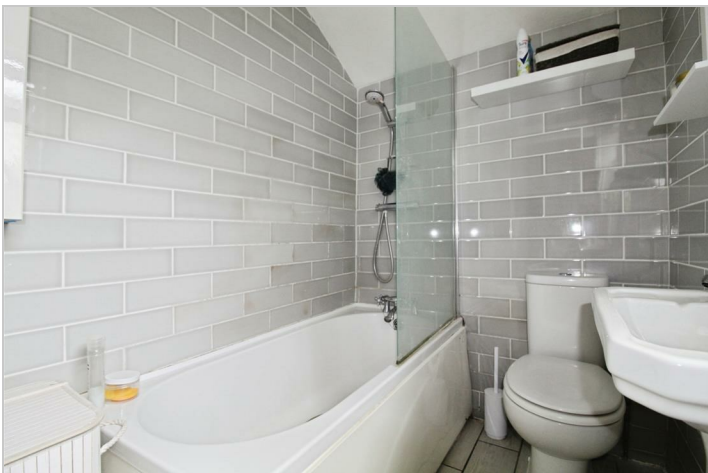
door. Slate bed to side.

Rear Garden.

Outbuilding with space for washing machine, side access. Rear garden with flower borders, patio to front, turf area and decked seating space to rear.

AGENTS NOTE

We are advised by the vendor of the following;
Access allowed across the neighbours rear garden.
Roof has been recently replaced with skylights fitted to rear.



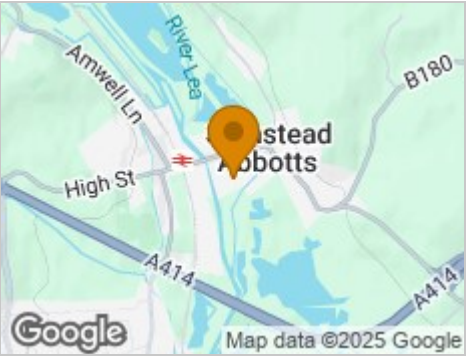
Road Map



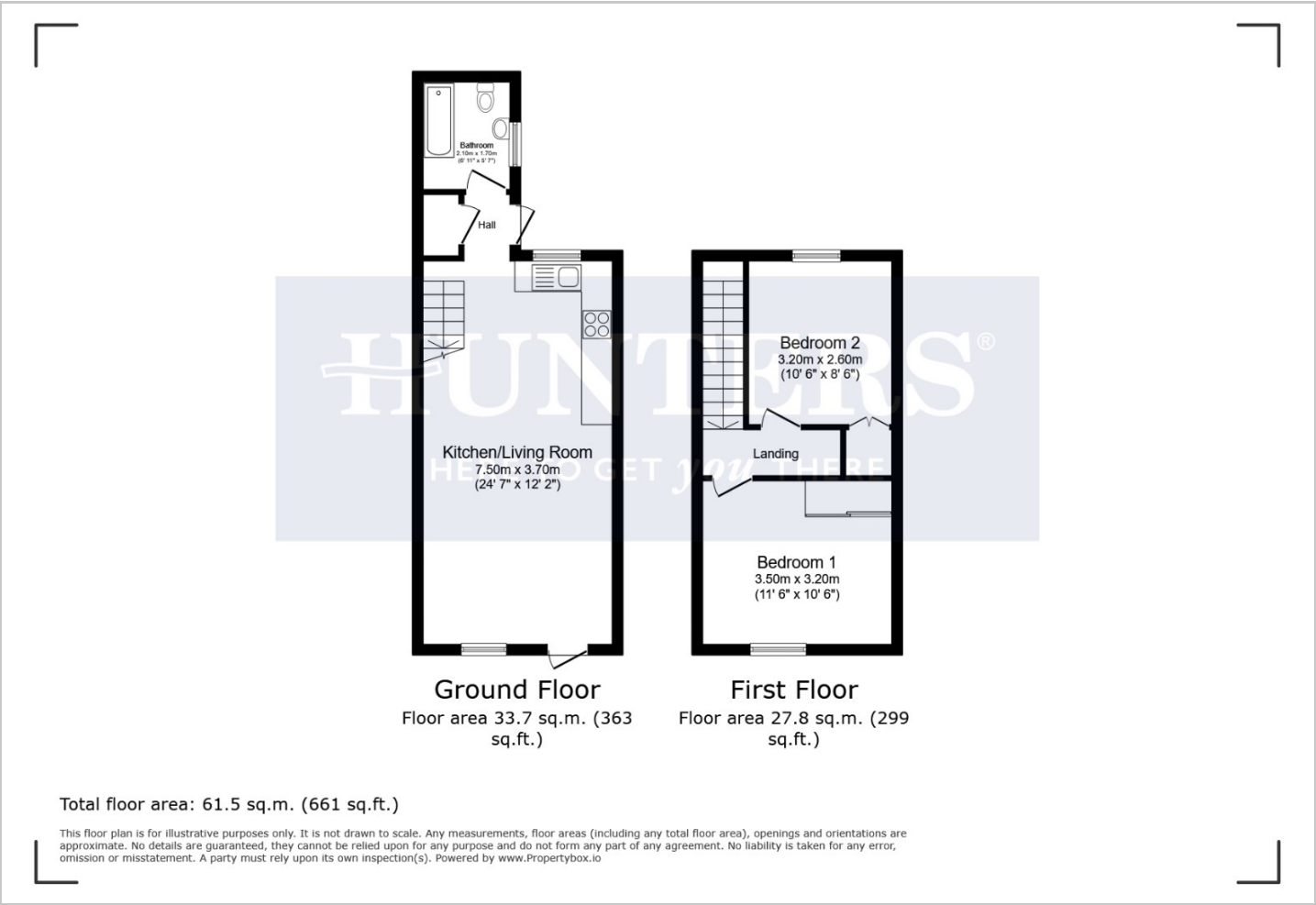
Hybrid Map



Terrain Map



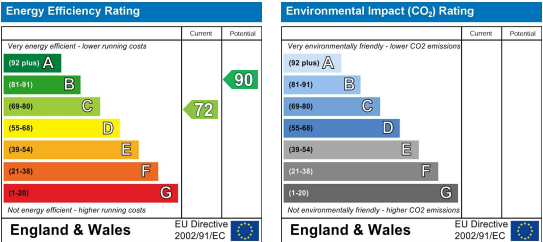
Floor Plan



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.