

HUNTERS®

HERE TO GET *you* THERE



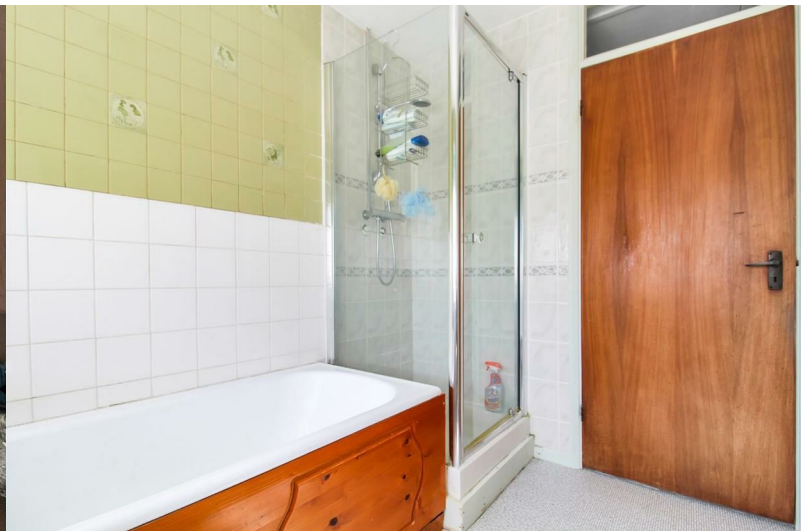
Mill Race

Stanstead Abbots, SG12 8BZ

Asking Price £434,995



Council Tax:



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ENTRANCE HALLWAY

19'7" x 5'10" (5.97m x 1.52m)

Carpet flooring, papered walls. Access to Kitchen and living room. Stairs to first floor. Radiator;

DOWNSTAIRS WC

5'10" x 2'8" (1.78m x 0.81m)

Two piece suite comprising low level WC and wash basin. Opaque Window to side aspect;

KITCHEN / BREAKFAST ROOM

14'9" x 11'3" (4.50m x 3.43m)

Part tiled walls with range of matching "wood effect" wall and base units. Roll top work surface with built in hob. Eye level oven and grill. Space for washing machine, Dishwasher, Tall standing Fridge Freezer. Central Breakfast Bar with seating for four. Vinyl flooring;

LIVING ROOM

17'3" x 12' (5.26m x 3.66m)

Carpet flooring, painted walls. Window to side access. Radiator;

LOUNGE

10'4" x 8'7" (3.15m x 2.62m)

Carpet flooring, Papered walls. Patio doors to rear garden. Radiator;

STUDY / PLAYROOM

7'7" x 5'7" (2.31m x 1.70m)

Carpet Flooring, Papered walls. Window to rear aspect;

LANDING

9'6" x 6'9" (2.90m x 2.06m)

Carpet flooring, papered walls. Loft access. Airing Cupboard;

MASTER BEDROOM

12'7" x 10'3" (3.84m x 3.12m)

Carpet flooring, papered walls. Window to front aspect. Radiator. Built in Cupboard;

BEDROOM TWO

11'10" x 10'3" (3.61m x 3.12m)

Carpet flooring, papered walls. Window to rear aspect. Radiator. Built in Cupboard;

BEDROOM THREE

9'10" x 6'9" (3.00m x 2.06m)

Carpet flooring, papered walls. Window to rear aspect. Radiator;

FAMILY BATHROOM

7'10" x 6'8" (2.39m x 2.03m)

Four piece suite comprising low level WC, wash basin. Panel Bath and separate Shower cubicle. towel Radiator. Opaque window to front aspect;

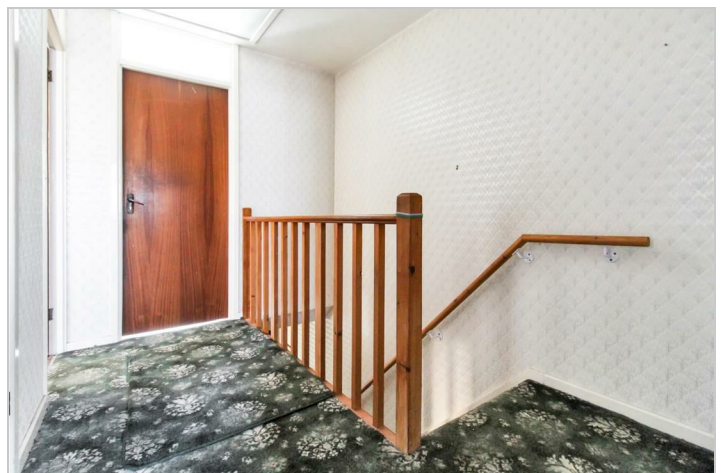
OUTSIDE

Driveway parking to front, Single Garage. Gated access to secluded front garden:

Side access to Rear garden. Mainly laid to Patio with Decking Area. Small shed. Brick boundary with gated access to Roydon Road:

AGENTS NOTE

The property is offered for sale with no upward chain.



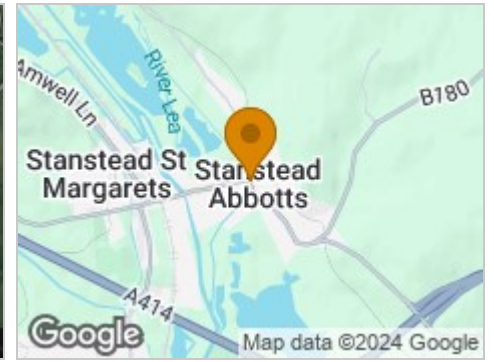
Road Map



Hybrid Map



Terrain Map



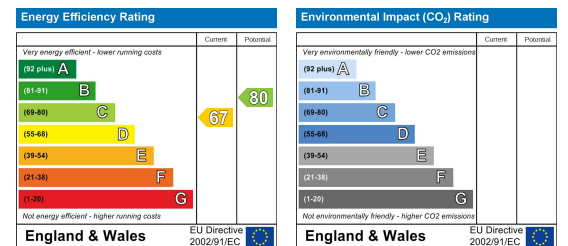
Floor Plan



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.