



14, Horseshoe Court, Stanstead Abbots  
SG12 8JA  
£225,000



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## 14 Horseshoe Court, Thele Avenue, Stanstead Abbots, Herts, SG12 8JA

A well presented one bedroom ground floor maisonette situated within walking distance of Stanstead Abbots High Street which offers a wide range of restaurants, public houses, recreational amenities and a mainline railway station serving London Liverpool Street. The maisonette comprises of an entrance hallway, 15' lounge, kitchen, bedroom and bathroom. The property has its own front door and benefits uPVC double glazing, gas central heating, garage en bloc, communal gardens and has the added incentive of being offered with no onward chain.

The property is ideal for commuters, with St. Margaret's train station just a couple of minutes walk away, and the village High Street for essential day to day needs. Ware, Broxbourne and Harlow train stations are all within a short drive, with regular commuter services to Tottenham Hale and London Liverpool Street. Harlow station (approximately 7 miles distant) provides an express service to Stansted Airport in approximately 20 minutes. Stanstead Abbots also provides excellent road access to the towns of Ware, Hertford and Harlow, offering extensive shopping and leisure facilities. The A10 provides easy access to London with junctions to the M25 and M11 available.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





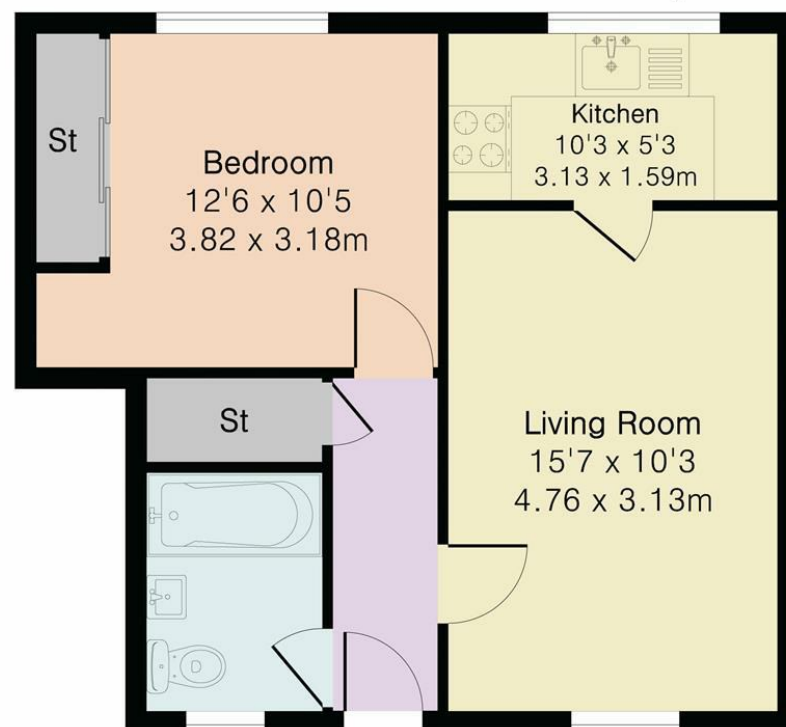
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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## Approximate Gross Internal Area 453 sq ft - 42 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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