



**Chain Free**

**Four Double Bedrooms**

**Roof Terrace With Far Reaching Views**

**Exclusive Gated Development of Only Four Properties**

**Riverside Garden**

**Garage and Parking**



**1 Pump House Lane**  
Ware, SG12 8FP

**Offers in the Region  
Of £900,000**



Thomas Childs & Co are delighted to bring to market this spacious riverside home, situated on an exclusive gated development on the outskirts of the desirable village of Stanstead Abbots. This **Chain Free** home comprises briefly of a very impressive open plan kitchen/dining/living room with full width bi-fold doors opening onto the riverside terrace and private lawned garden. The 4m high ceiling really does make this an incredible space, the fully fitted kitchen, complimented by an additional utility/laundry room downstairs, has integrated appliance, including drinks fridge, dishwasher, fridge/freezer, double oven and black glass induction hob. This floor also has a guest toilet, two double bedrooms, a shower room and internal access to the garage. The lower floor consists of two double bedrooms, one with ensuite shower room, a family bathroom with freestanding bath and a utility/laundry room. The very large workshop/storage area, which could be tanked if so desired, is accessed via the terrace to the front of the property. This home has a roof terrace providing great views as well as a large rear terrace and private lawned area to the side of the house. Stanstead Abbots is an attractive village with a rich history, nestled between Hoddesdon, Ware and Hertford market towns and approximately 20 miles outside of London. Located within easy reach of all local amenities including, shops, restaurants and two mainline railway stations: St Margarets' and Rye House, serving access to London Liverpool Street Station. The A10, A414, M11, A1 and M25 are also all within easy access. We anticipate a lot of interest in this fabulous home, viewing is absolutely necessary to appreciate the space and location. Please call to arrange a viewing on 01992 721321



Workshop/Storage

Lower Ground Floor

**Approximate Gross Internal Area 1667 sq ft - 155 sq m**

Workshop/Storage Area 1607 sq ft - 149 sq m

Garage Area 225 sq ft - 21 sq m



Garage

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 practise. 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.



## Energy performance certificate (EPC)

1 PUMP HOUSE LANE  
STANSTEAD ABBOTTS  
SG12 8FP

Energy rating

C

Valid until: 3 February 2031

Certificate number: 0246-3003-1302-4459-5204

Property type	Detached house
Total floor area	158 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.