



**Oliver
Minton**
Village & Rural Homes



16 Durham Close, Stanstead Abbots, Herts SG12 8DZ

Asking Price: - £500,000 Freehold

A well-presented three-bedroom semi-detached home set in a quiet cul-de-sac, ideally located within walking distance of St. Margaret's Station, High Street amenities and a highly regarded primary school.

Enjoy the best of both worlds with riverside walks and beautiful countryside close by.

The accommodation comprises: Entrance hall, through living/dining room, garden room, modern kitchen, three bedrooms, and a family bathroom.

The property benefits from UPVC double glazing, gas central heating, driveway parking, a tandem car-port, detached garage and a private south-east facing rear garden.

Location : Stanstead Abbots is a beautiful riverside village with plenty of amenities that include a Co-Op store/post office plus a selection of shops, pubs and restaurants, hairdressers a dental surgery plus a well regarded primary school. St Margaret's station is situated just at the end of the High Street and is within a few minutes walking distance of the property, offering excellent commuter services to London's Liverpool Street. Nearby, the Lea Valley Park is perfect for walking, cycling, and fishing and boating. Walks along the New River tow path are just across the road from the house. The property is also conveniently located for local shopping, with the market towns of Ware and Hertford easily accessible for multiple shopping and sporting facilities, schooling for all ages and a choice of mainline railway stations providing commuter services to London. Excellent road links are available via the A10, M25 and M11 with Stansted, London's Third International Airport, approximately 17 miles distant.

Accommodation

Front door under a canopy with curtesy light opening to:

Reception Hall : Traditional hallway with stairs rising to first floor. Under stairs cupboard. housing electrical consumer unit and water softener. Radiator. Tiled floor.

Living/Dining Room - 7.17m x 3.40m

Narrowing to 9' in dining area. Upvc double glazed bay window to front aspect with radiator beneath. Modern inset log effect electric fire. Further radiator in dining area. Coved cornice. Serving hatch through to kitchen. Wide Upvc double glazed bi-folding doors in the dining area opening to the garden room.

Garden Room - 2.71m x 2.68m (8'10" x 8'9")

A super addition overlooking the rear garden. Upvc double glazed construction with a solid roof which was recently installed. Double doors opening to the garden.

Kitchen - 3.31m x 2.52m (10'10" x 8'3")

Modern kitchen with 'soft close' range of wall and base cabinets. Granite work surfaces with matching up-stands. Inset one and a half bowl stainless steel sink with mixer tap. Built-in 'Bosch' oven/grill and 'Zanussi' microwave oven. Four ring ceramic hob with brushed steel splash-back and illuminated extractor canopy over. Integrated 'Bosch' dishwasher. Space for tall fridge/freezer and washing machine. Breakfast bar area with radiator beneath. Tiled floor. Upvc double glazed window to rear and door to the garden.

First Floor : Large Upvc double glazed window to side. Loft access hatch with pull-down ladder. Loft houses recently installed 'Vaillant' gas fired combination boiler.

Bedroom One - 4.07m x 3.40m

Upvc double glazed window to front. Built-in storage cupboard. Radiator. Ceiling light incorporating a fan. Coved cornice.

Bedroom Two - 3.42m x 3.23m

Upvc double glazed window to rear. Radiator. Coved cornice.

Bedroom Three - 3.15m x 1.85m

Upvc double glazed window to front aspect. Built-in over stairs cupboard. Radiator.

Bathroom : Fitted with a modern white suite. Panel enclosed bath with mixer tap and shower attachment. Large corner shower cubicle with curved glazed screen. Pedestal wash hand basin. Low level w.c. Chrome heated towel rail plus addition radiator. Inset downlighting.

Exterior : The property has a good size frontage with a garden laid to lawn and a driveway to one side. This in turn leads to a long under cover, tandem carport which takes you through to the detached garage. Gated access to rear garden.

Garage : With up and over door, power and light connected. Upvc double glazed window and door to the side opening to the rear garden. The garage roof has recently been replaced.

Garden : The pretty, south easterly aspect rear garden is fully enclosed to all boundaries. To the immediate rear of the house there is raised decking, with steps leading down to a well tended lawn with mature flower/shrub borders.

Services : All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

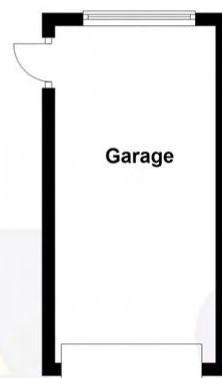
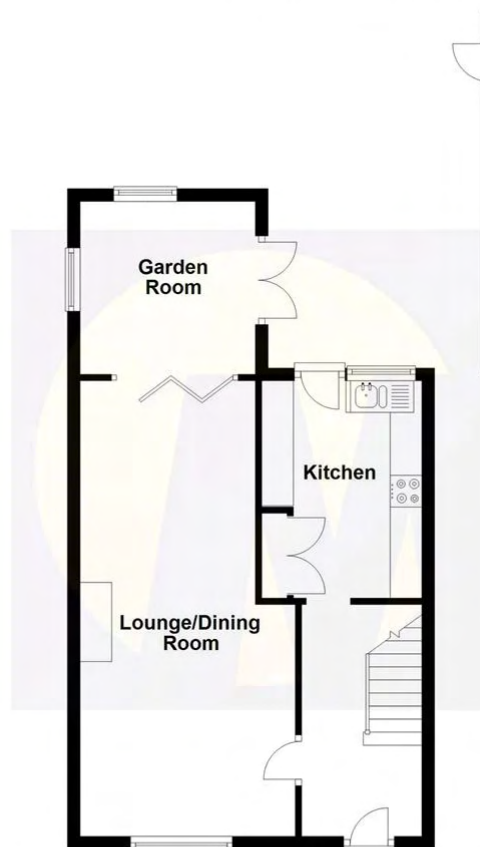




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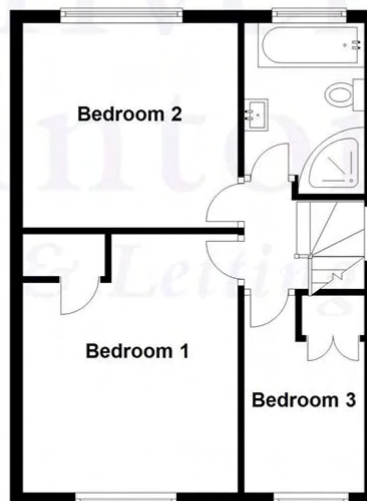
Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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VIEWING ARRANGEMENTS

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www.oliverminton.com