



Elliot Heath
ESTATE AGENTS

3 Thele Avenue, Stanstead Abbots

Guide Price **£595,000**

3 Thele Avenue

Stanstead Abbots, Ware

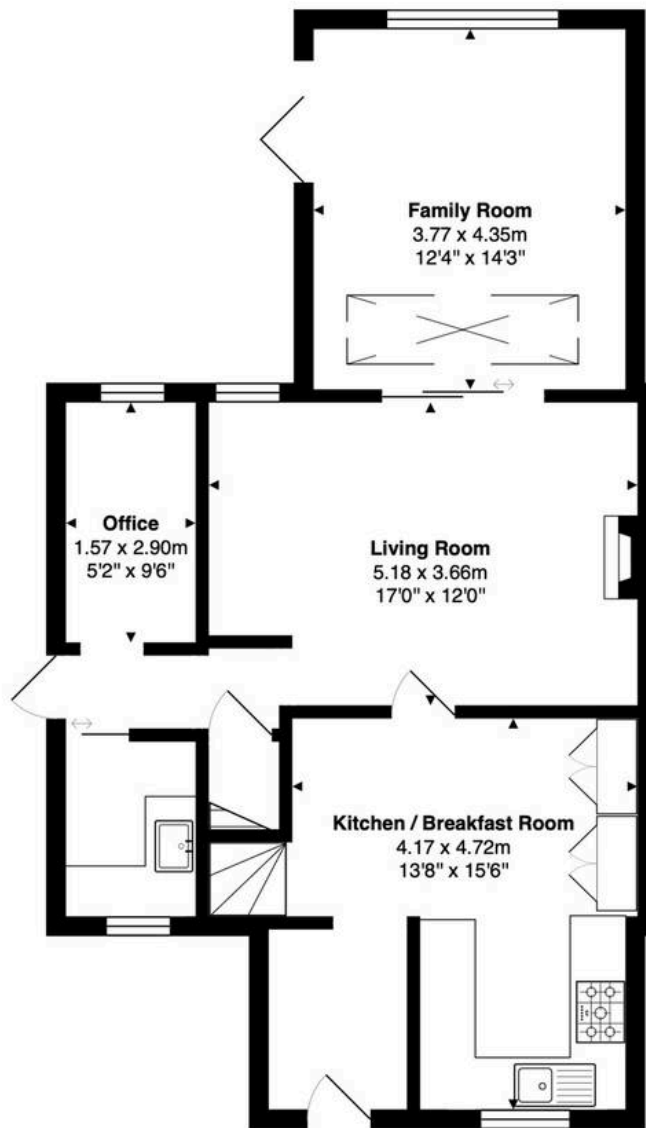
Extended semi-detached home with 3 bedrooms, en suite, bathroom, kitchen, living room with wood burning stove, family room, office, utility/WC, ample driveway, generous garden. Close to amenities. Council Tax band: C

Tenure: Freehold

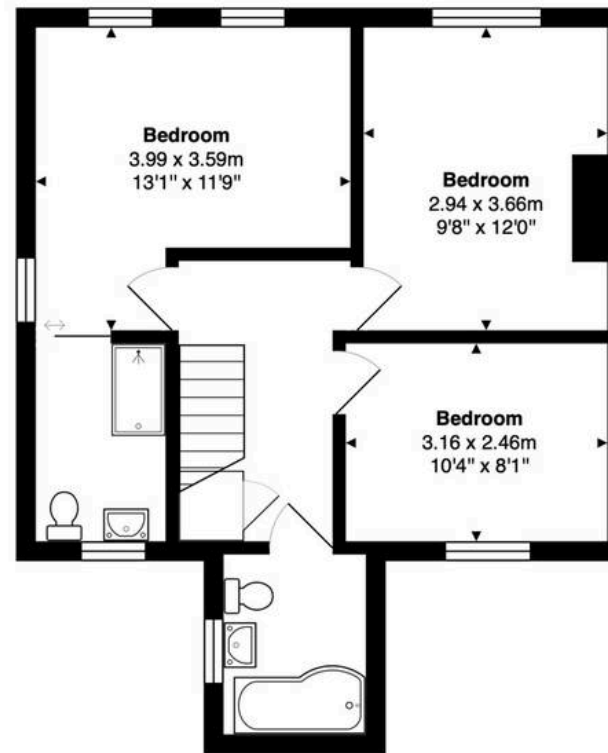
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 69.9 m² ... 752 ft²



First Floor
Area: 46.8 m² ... 504 ft²

Total Area: 116.7 m² ... 1256 ft²

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.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With tiled flooring, radiator, open to:

Kitchen

13' 8" x 15' 6" (4.17m x 4.72m)

With double glazed window to front aspect.

Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor hood over, space for American style fridge/freezer, integrated dishwasher, breakfast bar, tiled flooring, radiator, stairs rising to first floor landing, door to:

Living Room

17' 0" x 12' 0" (5.18m x 3.66m)

With double glazed arch window to rear aspect, radiator, wood flooring, fireplace with wood burning stove, exposed timber, fitted shelving to alcove, sliding doors to the family room, open to:

Inner Lobby

With door giving access to outside, understairs storage cupboard, radiator, tiled flooring, doors to:

Utility/WC

With double glazed window to front aspect with obscure glass. Fitted with a range of base storage units with work surfaces over incorporating a sink and drainer unit, concealed cistern wc, appliance space, chrome heated towel rail, tiled flooring.

Office

5' 2" x 9' 6" (1.57m x 2.90m)

With double glazed window to rear aspect, radiator, fitted desk.



Family Room

12' 4" x 14' 3" (3.77m x 4.35m)

With double glazed window to rear aspect, bi fold doors opening onto the rear garden and a skylight window, wood flooring, two radiators, exposed brick work, fitted bench seating unit.

First Floor Landing

With built in storage cupboard, loft access, radiator, doors to:

Bedroom One

13' 1" x 11' 9" (3.99m x 3.59m)

Dual aspect with windows to side and rear aspect, radiator, door to:

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two

9' 8" x 12' 0" (2.94m x 3.66m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Three

10' 4" x 8' 1" (3.16m x 2.46m)

With double glazed window to front aspect, radiator, wood effect flooring.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





FRONT GARDEN

Paved front garden with raised beds providing natural screening and access to the rear garden.

REAR GARDEN

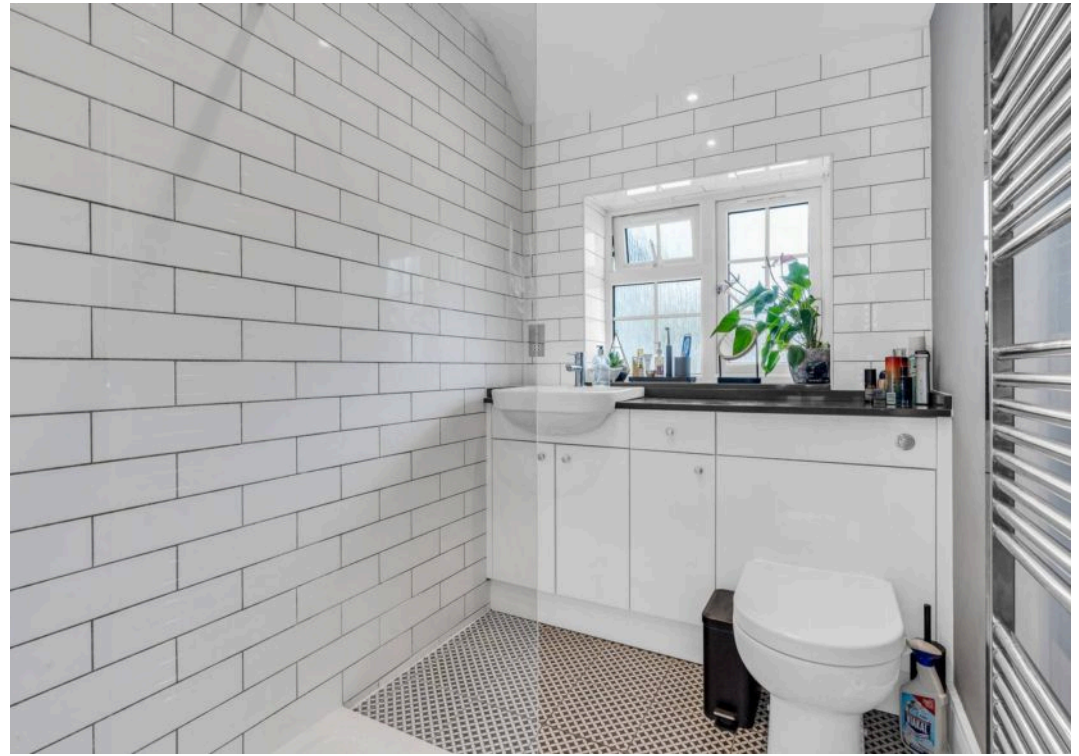
The rear garden is of a good size with patio seating area leading to the artificial lawn with raised beds, there is a further decked and shingle seating area to the rear housing a large timber garden shed and gated rear access.

DRIVEWAY

4 Parking Spaces

Ample gravel driveway providing off street parking for several vehicles, with EV charging point.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk