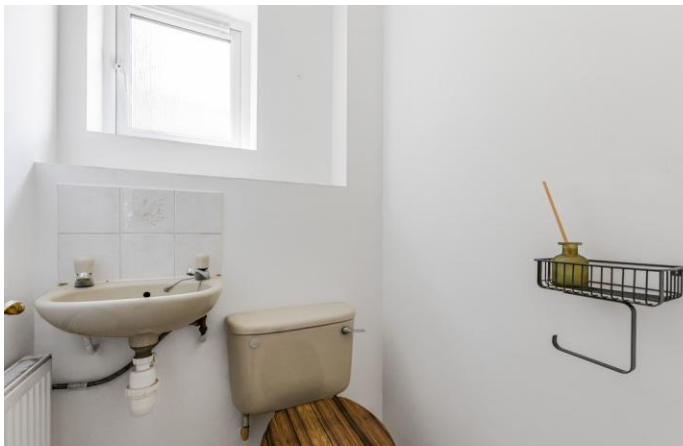




 Steven Oates

Kingfisher Close, Ware
£2,850PCM

Steven Oates are delighted to offer for let this well-presented home situated within a quiet cul-de-sac in the highly sought-after village of Stanstead Abbots. This attractive property offers well-balanced accommodation throughout, beginning with a bright and spacious living room, ideal for both relaxing and entertaining. To the rear, a modern kitchen/dining area provides ample storage and workspace, with direct access onto the garden, creating a perfect space for everyday living. Upstairs, the property comprises four well-proportioned bedrooms along with a contemporary family bathroom. Externally, the property benefits from a private rear garden, summer house, along with off road parking and single garage. Offered unfurnished and available now. Stanstead Abbots is a popular riverside village offering a range of local amenities, pubs, and cafes, as well as excellent transport links via St Margarets railway station, providing direct access into London Liverpool Street.





**Approximate Gross Internal Area 1231 sq ft - 114 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 575 sq ft – 53 sq m

Outbuilding Area 126 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.