



pc.

Hoddesdon Road, Stanstead Abbots
£725,000



pc.
PETER CUFFARO
ESTATE AGENTS



Hoddesdon Road

Stanstead Abbots

Spacious three-bedroom detached home with open plan kitchen, two reception rooms, driveway, and potential to extend. Close to St. Margarets Station and Stanstead Abbots High Street.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Detached Family Home
- Generous Size Living Room
- Open Plan Kitchen/Diner/Family Room Leading To Rear Garden
- Further Two Reception Rooms Including Study And Workshop
- Downstairs Shower Room and Separate Cloakroom
- First Floor Offers Three Double Bedrooms And Family Bathroom
- Potential To Extend Subject To Obtaining The Relevant Content
- Large Driveway Offering Ample Parking
- Walking Distance To St Margarets Station Serving London Liverpool Street And High Street
- Walking Distance To Schooling For All Ages





Hallway

13' 11" x 3' 1" (4.24m x 0.94m)

Living Room

14' 10" x 11' 5" (4.53m x 3.47m)

Kitchen Area

10' 1" x 9' 0" (3.08m x 2.75m)

Kitchen / diner

21' 4" x 10' 3" (6.50m x 3.12m)

Utility Room

3' 3" x 5' 2" (0.98m x 1.58m)

Shower Room

6' 10" x 4' 11" (2.09m x 1.49m)

Study

10' 10" x 9' 1" (3.31m x 2.76m)

Workshop

19' 3" x 11' 1" (5.88m x 3.38m)

WC

5' 7" x 2' 10" (1.71m x 0.87m)

Landing

7' 9" x 3' 1" (2.36m x 0.95m)

Bedroom One

14' 11" x 10' 8" (4.54m x 3.26m)

Bedroom Two

12' 5" x 9' 2" (3.79m x 2.79m)

Bedroom Three

9' 9" x 7' 10" (2.98m x 2.38m)

Bathroom

8' 8" x 6' 0" (2.63m x 1.82m)

Garage

16' 6" x 7' 9" (5.03m x 2.37m)

Garden Room

18' 0" x 12' 0" (5.49m x 3.66m)





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Approximate total area⁽¹⁾

1461 ft²135.8 m²

Reduced headroom

11 ft²1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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