



Elliot Heath
ESTATE AGENTS

13 Trotters Gap, Stanstead Abbotts

Guide Price **£525,000**

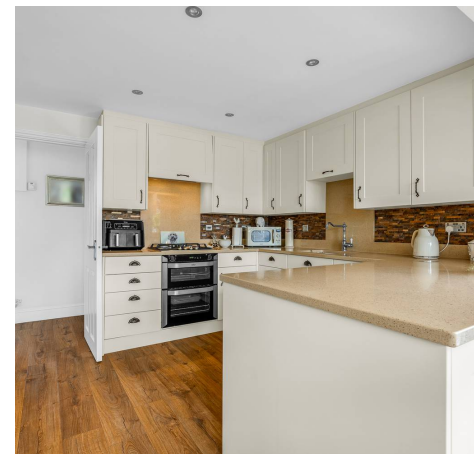
13 Trotters Gap

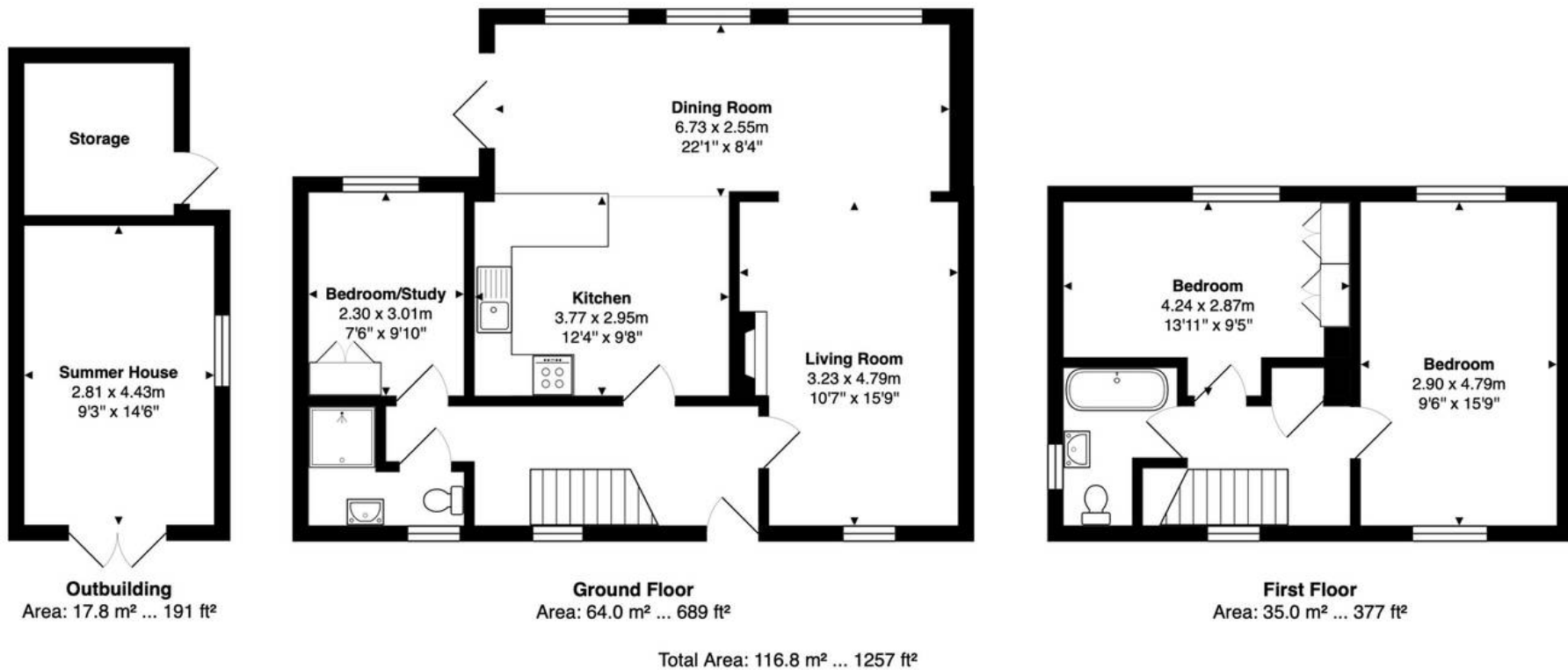
Stanstead Abbots, Ware

Beautifully upgraded 2/3-bed semi-detached home with stylish open-plan living, mature garden, summerhouse/home office, stunning countryside views & off-street parking. Easy walk to mainline station.

Council Tax band: D

Tenure: Freehold





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 double glazed window to front aspect, stairs rising to first floor landing, wood flooring, radiator, doors to:

Living Room

10' 7" x 15' 9" (3.23m x 4.79m)

With double glazed window to front aspect, radiator, feature fireplace with wood burning stove, wood flooring, open to:

Dining Room

22' 1" x 8' 4" (6.73m x 2.55m)

With double glazed windows and bi fold doors onto the rear garden, radiator, wood flooring, open to:

Kitchen

12' 4" x 9' 8" (3.77m x 2.95m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, tiled splash back areas, wood flooring, door to the entrance hall.

Bedroom/Study

7' 7" x 9' 11" (2.30m x 3.01m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

Downstairs Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising large walk in shower, wash hand basin, dual aspect wc, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With double glazed window to front aspect, radiator, loft access, built in storage cupboard, doors to:



Bedroom One

9' 6" x 15' 9" (2.90m x 4.79m)

Dual aspect with double glazed windows to front and rear aspect, radiator.

Bedroom Two

13' 11" x 9' 5" (4.24m x 2.87m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising free standing claw and ball feet rolltop bath, wall hung wash hand basin, dual flush wc, fully tiled, radiator.

Summer House

9' 3" x 14' 6" (2.81m x 4.43m)

Substantial summer house currently set up as a bar/entertaining space, with double doors to front aspect and window to side aspect.





FRONT GARDEN

Attractively landscaped front garden and gated access to the rear garden.

REAR GARDEN

The rear garden is of a very good size with patio seating areas and the remainder laid to lawn with heavily stocked borders, backing onto open countryside with gated access. The rear garden houses a substantial summer house currently set up as a bar/entertaining area but would lend itself to a home office/studio /gym. There is also a garden store to the rear of the summer house.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.









Elliot Heath Estate Agents

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