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ESTATE AGENCY

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7B Netherfield Lane, Stanstead Abbots, Ware, SG12 8HD

£450,000

SPACIOUS & VERSATILE 3/4 BEDROOM CHALET BUNGALOW IN POPULAR VILLAGE - Ideal for downsizers or young families this 3/4 bedroom chalet bungalow provides generous (1274 SQ FT) accommodation throughout with 2 bedrooms to the first floor, the master bedroom being 22ft in length with an en-suite bathroom, and if required a further 2 bedrooms to the ground floor with downstairs shower/utility room and separate cloakroom, spacious entrance hall, bright and spacious living room leading onto the courtyard garden and a fitted kitchen/dining room also leading on the garden. Air Source Heating. GARAGE. Stanstead Abbots is a very popular village with a ST. Margarets train station serving London, the HIGH ST provides all daily amenities and is a level walk from the property.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

KITCHEN/DINING ROOM 18'9" x 12'1" (5.74 x 3.69)



BEDROOM 1 22'1" x 11'5" (6.75 x 3.48)



EN-SUITE BATHROOM 9'3" x 6'0" (2.84 x 1.83)



LIVING ROOM 17'8" x 11'10" (5.4 x 3.62)



BEDROOM 2 9'3" x 8'7" (2.84 x 2.64)



GROUND FLOOR UTILITY/SHOWER ROOM 8'8" x 7'1" (2.66 x 2.16)



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GROUND FLOOR BEDROOM 3 13'7" x 5'6" (4.15 x 1.69)



GROUND FLOOR BEDROOM 4 9'6" x 8'8" (2.92 x 2.65)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

COURTYARD GARDEN



GARAGE

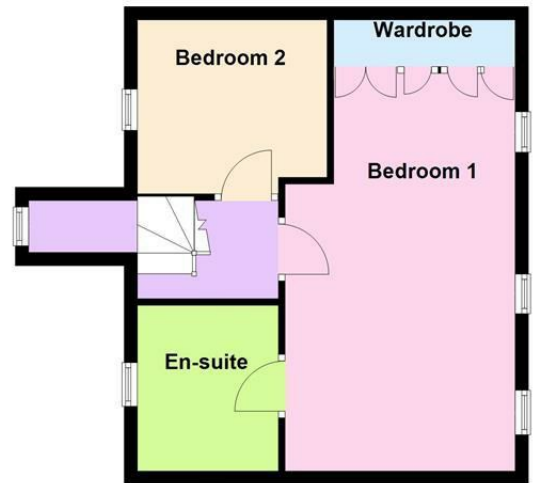
Ground Floor

Approx. 77.9 sq. metres (838.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.