



*pc.*

**Emmas Crescent, Stanstead Abbotts, SG12 8AZ**  
£535,000 Freehold



*pc.*  
**PETER CUFFARO**  
ESTATE AGENTS



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## Emmas Crescent

Stanstead Abbots, SG12 8AZ

Refurbished 2-bed semi-detached bungalow near St Margarets Station. Modern kitchen, luxury bathroom, landscaped gardens, potential to extend STPP. Quiet, central location close to all amenities.

Council Tax band: C

Tenure: Freehold

- Beautiful Two Double Bedroom Semi Detached Bungalow
- Totally Refurbished By The Current Owner To A High Specification
- Landscaped Front And Rear Gardens
- Set In Quiet Location Only A 5 Minute Walk To St Margarets Station And High Street
- Potential To Extend Subject To Obtaining Relevant Consents



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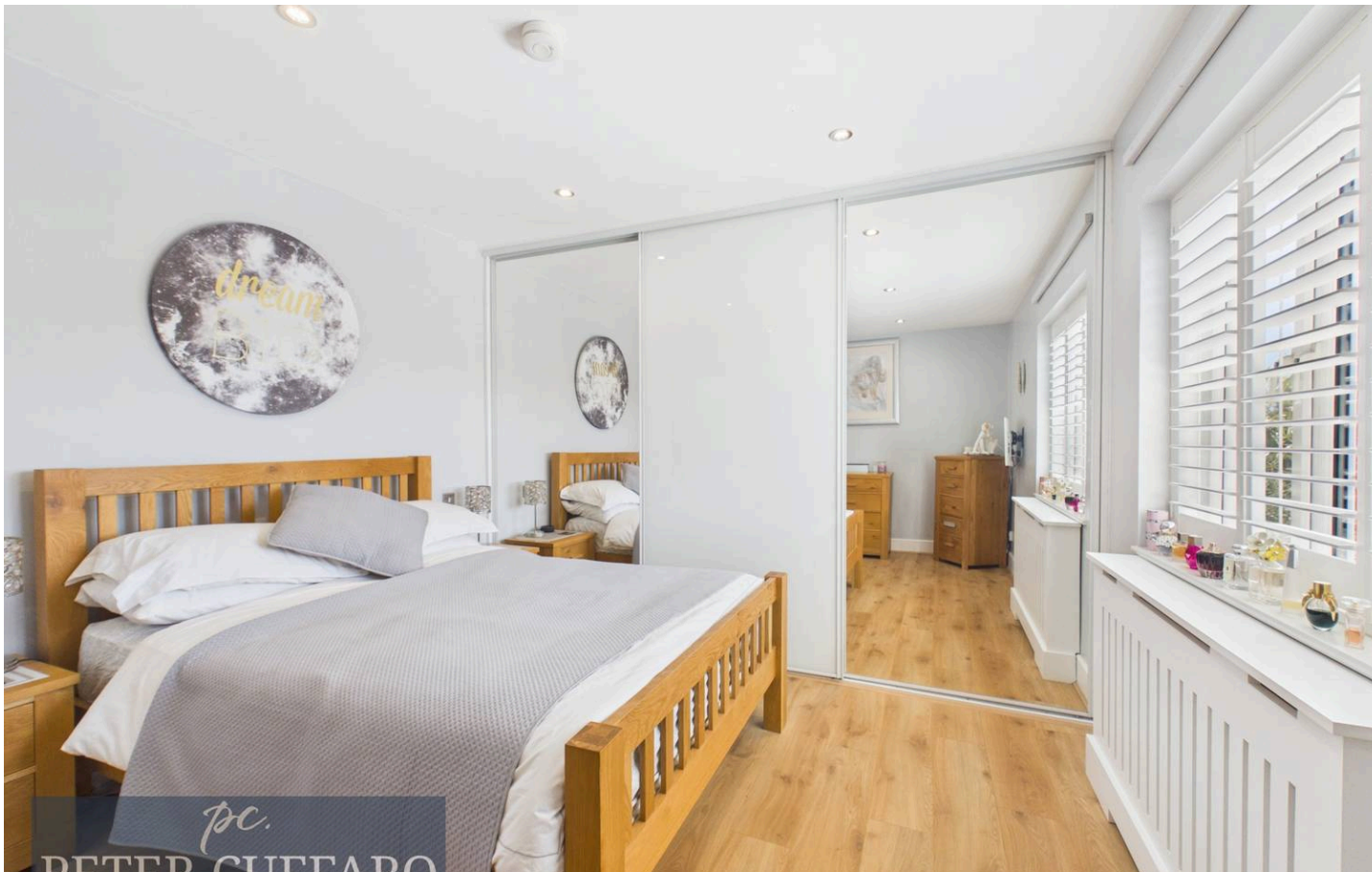


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**Open Plan Living / Kitchen**  
27' 2" x 10' 10" (8.29m x 3.31m)

**Bedroom One**  
11' 10" x 11' 0" (3.61m x 3.36m)

**Bedroom Two**  
10' 9" x 9' 8" (3.28m x 2.94m)

**Bathroom**  
10' 10" x 5' 2" (3.29m x 1.58m)





**MONEY LAUNDERING REGULATIONS:** Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.