

FREEHOLD



House - Terraced

# 2 ABBOTTS WAY, STANSTEAD ABBOTTS, SG12 8HU

Guide Price

# £475,000

## FEATURES

- Beautifully-Presented Three Bedroom Family Home
- Short Walk To The High Street
- South-West Facing Private Garden
- Ample Parking Available
- 0.4 Miles To St Margarets Station
- Stunning Extended Kitchen/Family Room
- Brand New Luxury Four-Piece Bathroom
- Side Access



# Abbotts Way Stanstead Abbotts SG12 8HU

A beautifully presented three-bedroom mid-terrace family home, ideally positioned within a small and peaceful cul-de-sac, just a short walk from Stanstead Abbotts High Street and only 0.4 miles from St Margarets railway station, providing direct links into London Liverpool Street.

This modern and bright home offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge/diner with patio doors opening onto the rear garden, and an extended, sleek kitchen/family room fitted with high-spec integrated appliances and additional patio doors, creating the perfect space for both everyday living and entertaining. A cloakroom/WC and two generous storage cupboards complete the ground floor.

Upstairs, there are three well-proportioned bedrooms along with a stunning, brand new four-piece family bathroom, finished to a high standard and featuring a large walk-in shower and separate bath.

To the rear, the south-west facing garden enjoys plenty of sunshine throughout the day and offers a good degree of privacy. It is mainly block paved for ease of maintenance, with attractive rooftop views beyond adding to its appeal. The garden also benefits from convenient side access.

Further benefits from newly installed UPVC double glazing throughout enhancing both energy and comfort. There is ample parking directly outside the property and access to nearby countryside walks, ideal for outdoor enthusiasts.

An excellent family home in a sought-after village location – early viewing is highly recommended.

Contact Mount & Co. to arrange your viewing.



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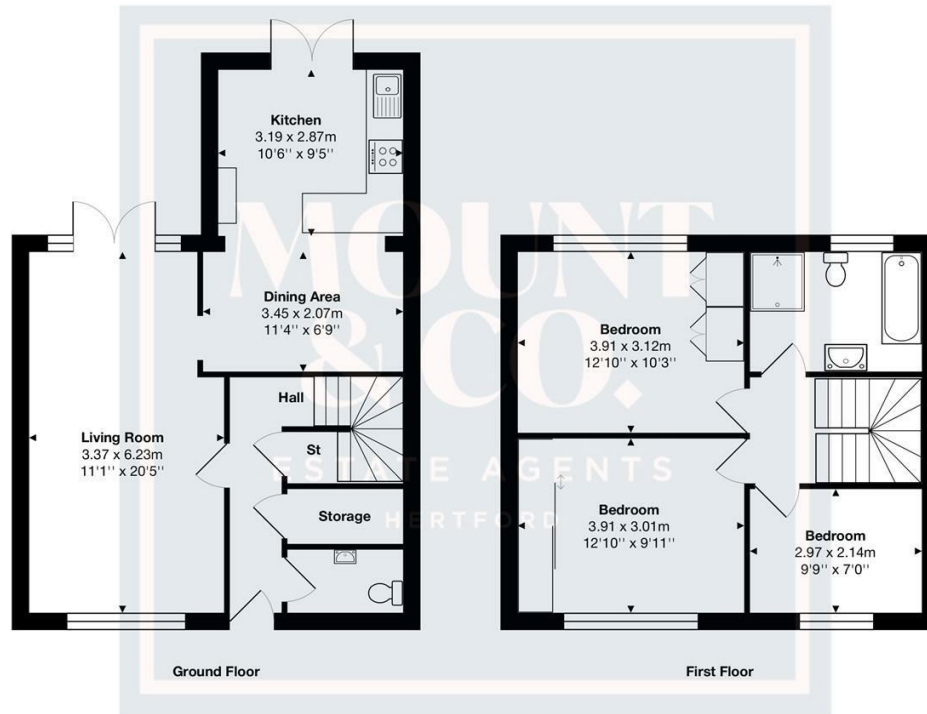
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Council Tax Band

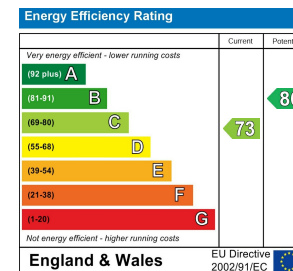
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Total Area: approx. 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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