

SIMPLY HOMES

Hunsdon Road

Stanstead Abbotts SG12 8LN

Price Guide £875,000



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Summary:
Nestled within one of Stanstead Abbotts' most desirable village settings and surrounded by beautiful open countryside, this exceptional four-bedroom detached family home offers an enviable blend of space, versatility and rural charm. Thoughtfully arranged over three floors, the property provides generous living accommodation perfectly suited to modern family life, while enjoying a peaceful position within easy reach of excellent local amenities, highly regarded schools and convenient commuter links into London.

The home benefits from multiple reception spaces, flexible bedroom arrangements including ground floor and principal bedroom suites, a superb loft room, and a secluded rear garden backing onto picturesque countryside. Combining village living with outstanding practicality, this is a wonderful opportunity to acquire a substantial family home in a truly sought-after location.

Accommodation:
The welcoming entrance leads into a spacious and well-balanced ground floor, where three versatile reception rooms provide ample space for both everyday family living and entertaining. Whether utilised as formal sitting rooms, a family room, home office or playroom, these flexible spaces cater effortlessly to a variety of lifestyles.

At the heart of the home is a well-appointed kitchen/breakfast room, offering an ideal setting for informal dining and day-to-day family life, with direct access to the garden beyond. An integral garage provides valuable storage and secure parking, while a generously proportioned ground floor bedroom with its own en-suite shower room offers excellent flexibility for guests, older relatives or multi-generational living.

The first floor continues to impress, featuring a spacious principal bedroom complete with en-suite facilities, creating a comfortable and private retreat. Two further well-proportioned bedrooms are served by a contemporary family bathroom, providing ample accommodation for growing families.
A particular feature of the property is the loft room, accessed via a fixed staircase. This versatile space lends itself perfectly to a home office, creative studio, games room or children's den, adding further flexibility to an already impressive home.

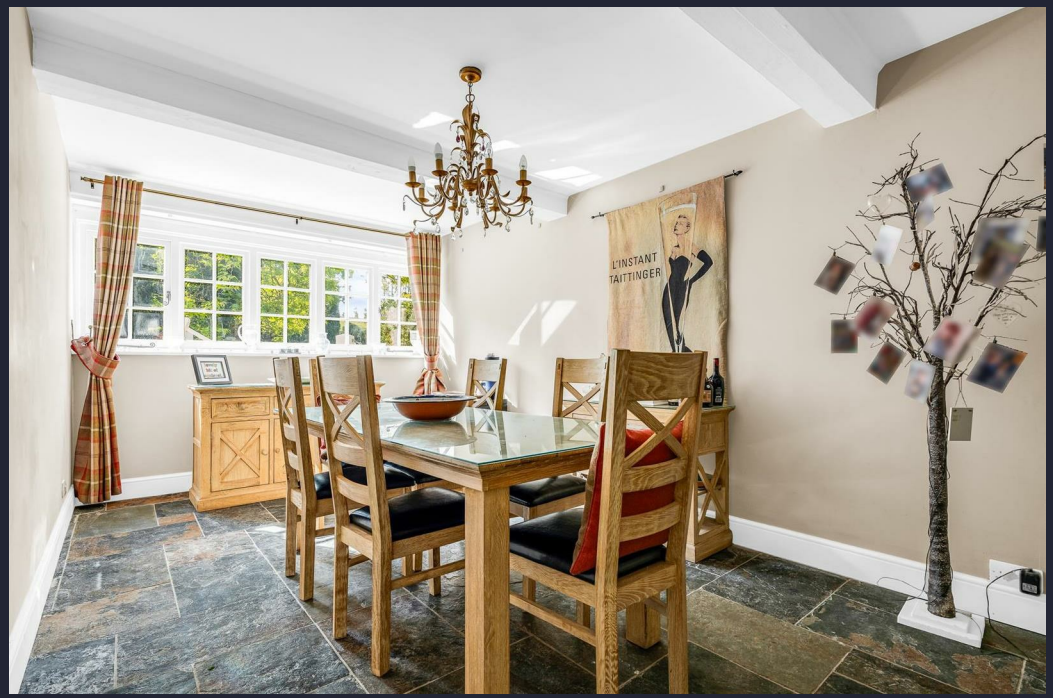









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Exterior:
Outside, the property enjoys a beautifully secluded rear garden that provides a peaceful haven away from the demands of daily life. Backing onto open countryside, the garden offers delightful rural views and a wonderful sense of privacy rarely found in such a convenient location.

A spacious patio area creates the perfect setting for outdoor dining and summer entertaining, while the established lawn offers plenty of room for children to play and families to enjoy. Mature trees, shrubs and well-stocked borders provide year-round interest and enhance the tranquil atmosphere throughout the garden.

To the front, the property benefits from ample off-street parking for multiple vehicles, together with access to the integral garage, ensuring practicality matches the home's considerable appeal.

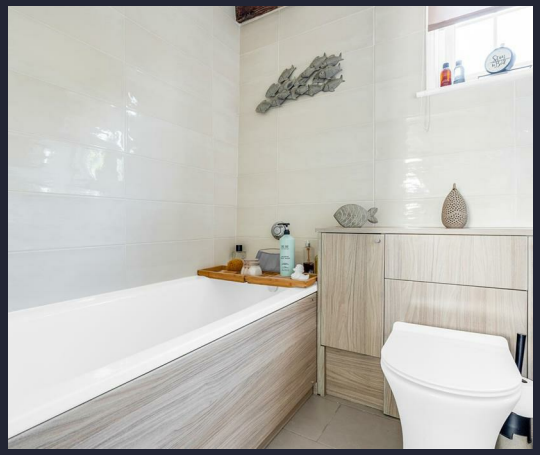
Location:
Stanstead Abbotts is one of East Hertfordshire's most popular and picturesque villages, offering an attractive blend of community spirit, riverside charm and excellent amenities. The thriving High Street features an excellent selection of independent shops, cafés, restaurants and traditional public houses, creating a vibrant village atmosphere.

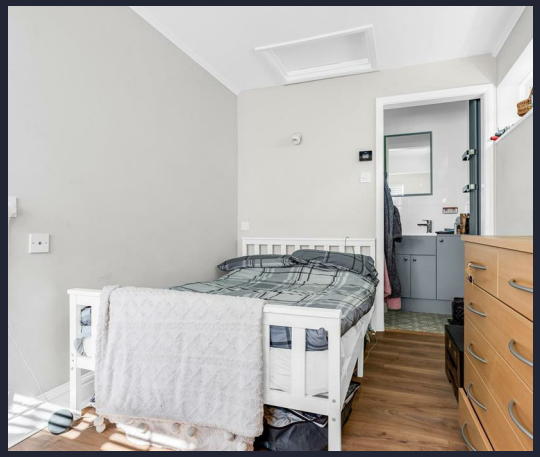
Situated within the heart of the Lea Valley Conservation Area, residents enjoy access to beautiful riverside walks, cycle routes and bridleways, with stunning countryside right on the doorstep. Despite its rural setting, the village remains exceptionally well connected.
Families are particularly well served by a choice of highly regarded schools, including St John's Primary School, located within easy walking distance, and St Andrew's Primary School at the end of the High Street. A number of well-regarded secondary schools are also available within the surrounding area.

For commuters, St Margaret's railway station is conveniently positioned within walking distance and provides regular services to London Liverpool Street in approximately 40 minutes. Excellent road connections via the A10, A414 and M25 offer easy access to London and the wider region, while the nearby market towns of Ware, Hertford, Hoddesdon and Harlow provide an extensive range of additional shopping, leisure and recreational facilities.


SWEET DREAMS











Total Area: 228.9 m² ... 2464 ft²







