



Thele Avenue, Stanstead Abbots

Guide Price **£620,000**

A spacious and well presented family home situated in a popular and established residential setting, conveniently placed for the village High Street, local primary school and main-line station.

Inside offers four generous bedrooms and two bathrooms (one on each floor), a welcoming living room with attractive fireplace and a large open-plan kitchen/dining/family room with doors opening directly onto the rear garden. Outside, the generous 85ft (approx) garden provides a fantastic space for entertaining, family life and for the green fingered. The property also benefits from two off-road parking spaces to the front of the house for added convenience.

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Property Note:

One of the four bedrooms features a fitted kitchenette along one wall to allow for multi-generational living. For buyers seeking a more traditional family layout, the kitchenette can be easily removed with minimal work, allowing the property to be restored and enjoyed as a conventional four-bedroom home.

Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor with glass balustrades. Radiator. Under stairs storage cupboards. Double doors to:

Utility Cupboard

Good use of space with plumbing for washing machine and tumble dryer. Wall mounted 'Potterton' gas fired boiler.

Shower Room

Fitted with a corner shower cubicle with a curved glazed screen. Vanity wash haand basin with cupboard beneath. Low flush w.c. with macerator pump. Frosted double glazed window.

Sitting Room - 5.07m x 3.56m (16'7" x 11'8")

Double glazed window to front. Attractive cast iron fireplace with decorative slips and wood surround, housing a realistic gas coal fire (untested) Radiator.

Kitchen/Dining/Family Room

Light and bright, open plan family space with direct access to the garden.

Kitchen Area - 2.95m x 2.31m (9'8" x 7'6")

Fitted with a range of wall and base cabinets with complementary work surfaces over. Tiling to splash back areas. Inset one and a half bowl sink and drainer. Spaces for dishwasher, under counter fridge and freezer plus stand alone cooker. Pull out extractor canopy. Double glazed window overlooking the garden.

Dining/ Family Area 4.66m x 3.34m (15'3" x 10'11")

Wide double glazed doors with glazed sidelights opening to the garden. Two Radiators. Wood strip flooring.

First Floor

Landing with loft hatch. Loft has pull down ladder with light connected.



Bedroom - 3.66m x 3.39m (12'0" x 11'1")

As previously mentioned, this room currently has a small kitchenette fitted, comprising: wall and base cupboards with counter top over. Inset stainless steel sink and drainer. Built-in electric oven/grill, ceramic hob and overhead extractor. Wood laminate flooring. Radiator. Double glazed window to rear. (Easily re-instated to a conventional bedroom)

Bedroom - 3.58m x 2.88m (11'8" x 9'5")

Double glazed window to front. Fitted sliding door wardrobe cupboards to one wall. Radiator.

Bedroom - 2.75m max x 2.43m (9'0" x 7'11")

Double glazed window to front. Radiator.

Bedroom - 3.07m x 2.33m (10'0" x 7'7")

Double glazed window to rear. Radiator.

Bathroom

Modern white four piece suite: Panel enclosed bath with mixer tap and shower attachment. Fully tiled, recessed shower cubicle with double shower head and glazed door. Vanity wash hand basin with built-in storage and low flush w.c. with concealed cistern. Chrome heated towel rail. Fully tiled walls. Extractor fan.

Exterior

The front of the property provides off street parking for two vehicles. Pedestrian gated side access to the rear garden.

Rear Garden - 25.91m (85') approx.

Commencing with a patio area to the immediate rear of property. Outside tap. Low level steps up to the rest of garden which is predominantly laid to lawn with shrub borders and mature trees. Further to the rear, a thoughtfully positioned additional patio enjoys abundant sunlight.

Services

Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







Stanstead Abbots - Sales

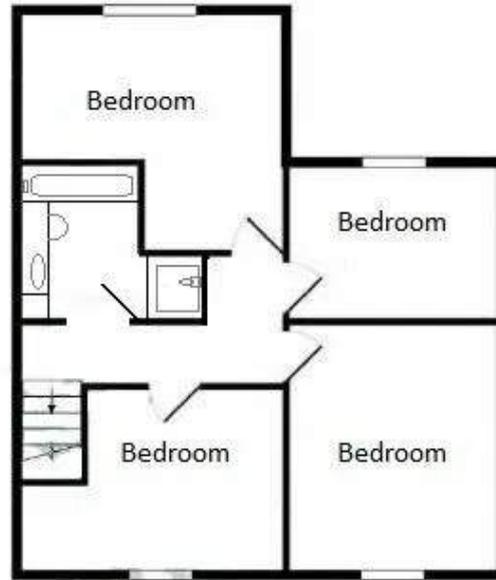
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**Oliver
Minton**
Village & Rural Homes



Ground Floor:
Approx. floor area 605 sq. ft. (56.2 sq. m)



First Floor:
Approx. floor area 547 sq. ft. (50.8 sq. m)

TOTAL APPROX. FLOOR AREA 1152 SQ. FT. (107.0 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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