



Sanville Gardens, Stanstead Abbotts
£280,000 Leasehold



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Sanville Gardens

Stanstead Abbots

Modern 2-bed top floor flat in sought-after village. Open plan living, en-suite, long lease, near station and amenities. Great for commuters. Easy access to A10, M25, A414, and M11.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Top Floor Flat
- Open Plan Kitchen/Living Area
- Two Generous Size Bedrooms
- En-Suite And Family
- Long Lease
- Village Location
- Walking Distance To St. Margarets Train Station With Direct Links Into London Liverpool Street
- Walking Distance To High Street With Local Amenities
- Easy Access To Major Road Links A10, M25, A414 and M11
- Ideal First Home Or Investment Property



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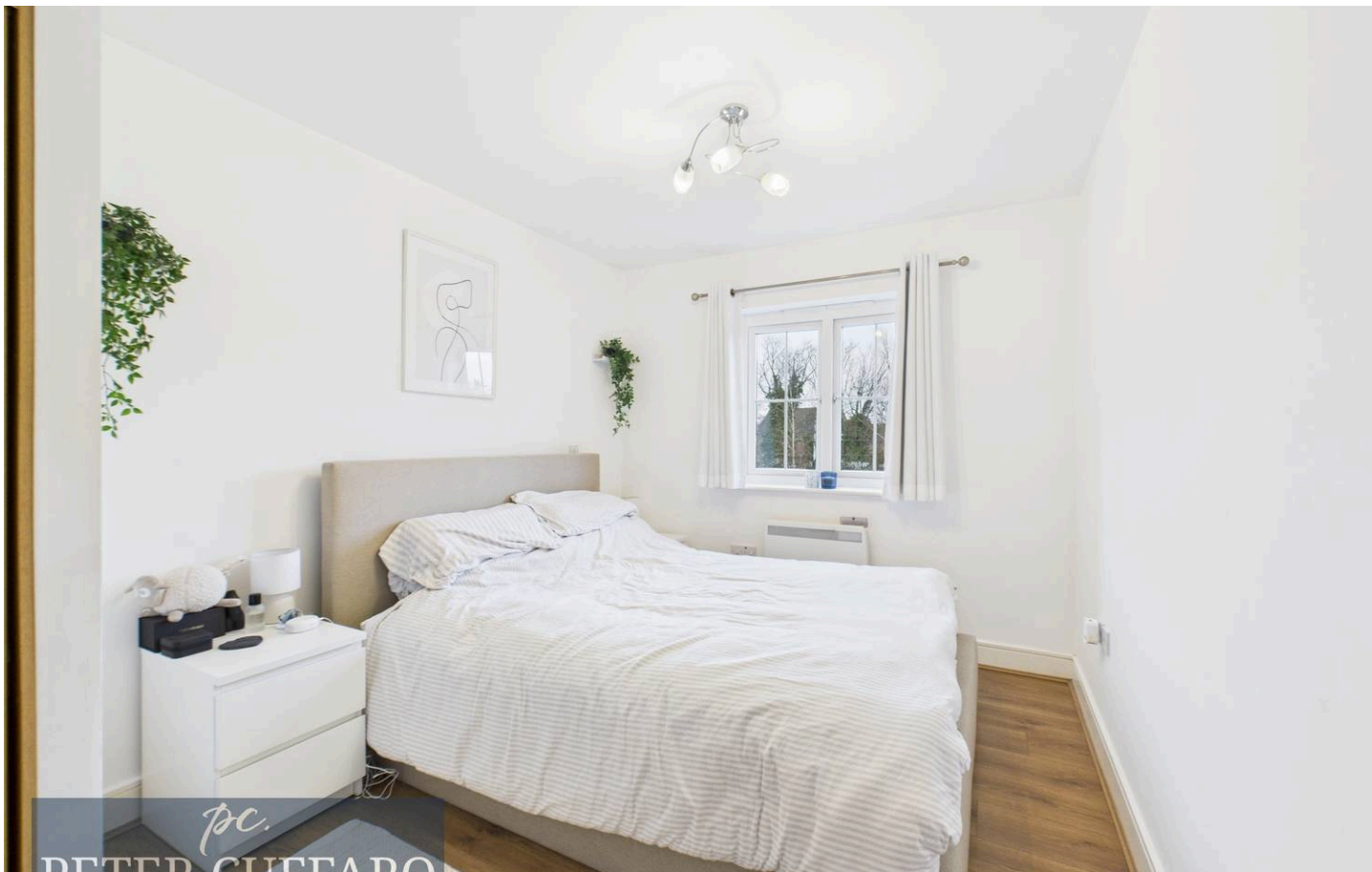


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Hallway

8' 0" x 7' 3" (2.45m x 2.22m)

Kitchen / Living Area

19' 5" x 11' 1" (5.93m x 3.37m)

Bedroom One

8' 11" x 13' 5" (2.71m x 4.09m)

En-suite

4' 2" x 7' 5" (1.28m x 2.26m)

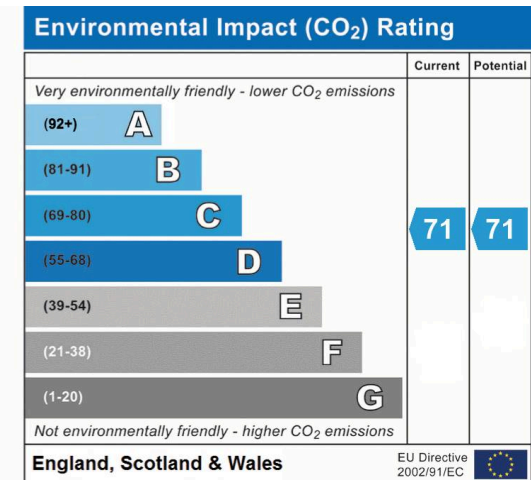
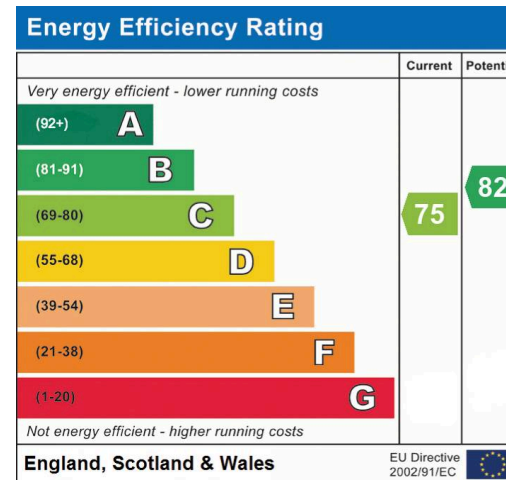
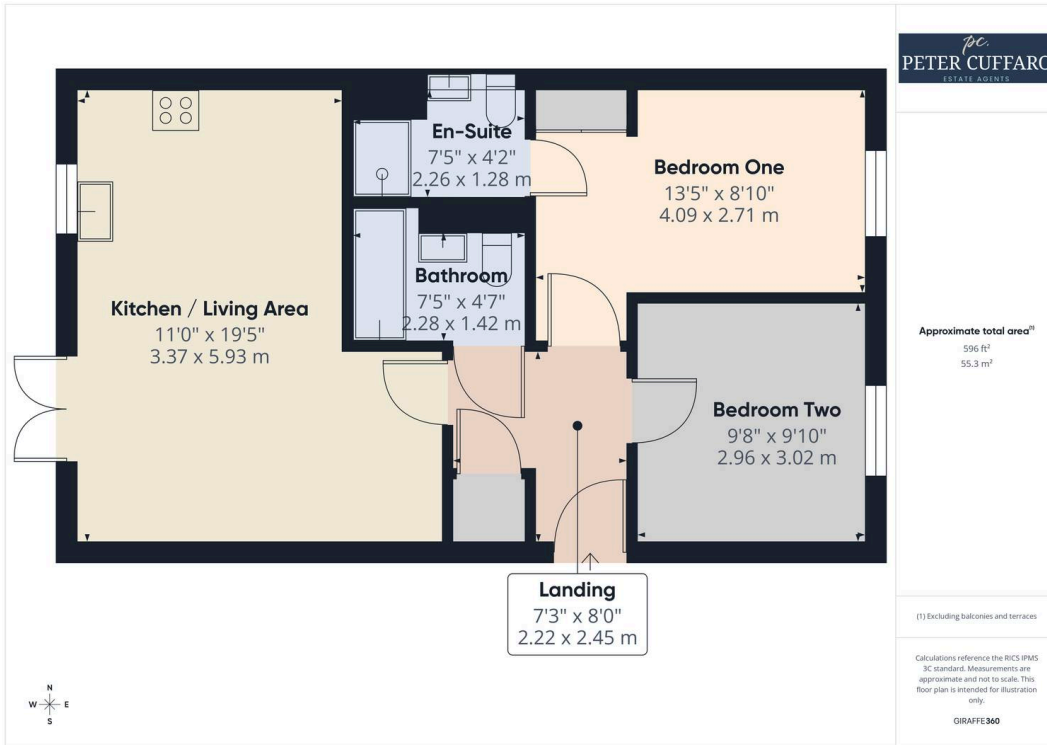
Bedroom Two

9' 11" x 9' 9" (3.02m x 2.96m)

Bathroom

4' 8" x 7' 6" (1.42m x 2.28m)





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.