



## 13 Cappell Lane, Stanstead Abbots, SG12 8BU

Guide Price **£330,000**

Why settle for a leasehold apartment when you could own this charming Grade II Listed cottage that is set on one of Stanstead Abbots' most sought-after roads, offering individuality and garden space, this is a unique opportunity to own a freehold home with character in a prime village location. Perfect for first-time buyers or investors, the property combines period charm with practical living, alongside a generously sized living room, kitchen, a spacious double bedroom and an upgraded bathroom.

Stanstead Abbots village sits on the River Lee, with lovely walks and countryside on the doorstep. Amenities include variety of local shops, featuring a Co-op supermarket/Post Office, pubs, restaurants, hair and beauty services and a dental surgery. It also benefits from excellent road links to the A10, M25, and M11. The cottage is approximately 0.35 miles (around a ten minute walk) to St. Margaret's mainline station providing a regular services to London Liverpool Street in around 45 minutes.

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## Accommodation

Entrance door opening to:

### Living/Dining Room - 3.67m x 3.52m (12'0" x 11'6")

Dual aspect sash window to front and side. Fireplace with wood surround and tiled hearth (currently not in use)  
Exposed polished floor boards. Built-in low level cupboard yo alcove. Radiator.

### Kitchen - 2.89m x 1.8m (9'5" x 5'10")

Plus deep under stairs recess, used as a utility area with space and plumbing for washing machine and fitted shelving. Range of wall and base cupboards with work surfaces over. Inset circular stainless steel sink. Space for cooker and under counter fridge/freezer. Tiled floor. Exposed painted roof timbers. Recently installed 'i mini 2' combination gas fired boiler. Window and stable door to outside.

## First Floor

Built-in shelving to stairwell. Landing with doors off to the bedroom and bathroom.

### Double Bedroom - 3.16m x 2.6m (10'4" x 8'6")

Dual aspect windows to front and side. Recessed wardrobe and additional storage cupboards fitted to alcove. Radiator.

### Bathroom - 2.48m x 1.66m (8'1" x 5'5")

Entrance recess with door to large storage cupboard. (formerly the airing cupboard) Step down to the bathroom area that is fitted with a modern white suite. Recently tiled with modern 'Metro' sage green ceramic tiling. Panel enclosed bath. Low flush w.c. Pedestal wash hand basin. Radiator. Built-in storage cupboard. Wall light. Frosted window to rear.

## Exterior

There is a pretty cottage style garden that is set mainly to the side of the property, well screened by natural planting, fencing and a high brick wall. Patio seating area. Timber garden shed. Pathway to back door.

## Agents Note

As is typical for properties of this period, the neighbouring cottage benefits from a right of way across the rear garden, for wheelie bin access etc.

## Services

All main services connected: Electricity, gas, water and drainage. Mains gas central heating to radiators) Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

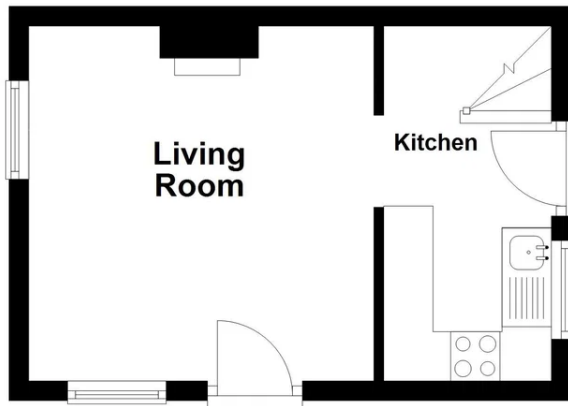






## Ground Floor

Approx. 19.1 sq. metres (205.4 sq. feet)



## First Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



**Total area: approx. 37.9 sq. metres (408.2 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Cappell Lane**



**01920 412600**

**[sales@oliverminton.com](mailto:sales@oliverminton.com)**

**<https://www.oliverminton.com/>**

### **MORTGAGE ADVICE**

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