



Hillside Crescent, Stanstead Abbotts SG12 8BQ

£475,000

Taylor Phelps  
Estate Agency



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Taylor Phelps are pleased to offer this significantly updated size three bedroom family semi positioned within a small cul de sac in the highly desirable village of Stanstead Abbotts which offers a number of high street amenities and St Margaret's train station which serves both Hertford East and London Liverpool Street. This property benefits from a modern refitted bathroom, a good size open plan family room, a useful outbuilding with a w/c and the potential to extend to the side and rear. Available Chain Free



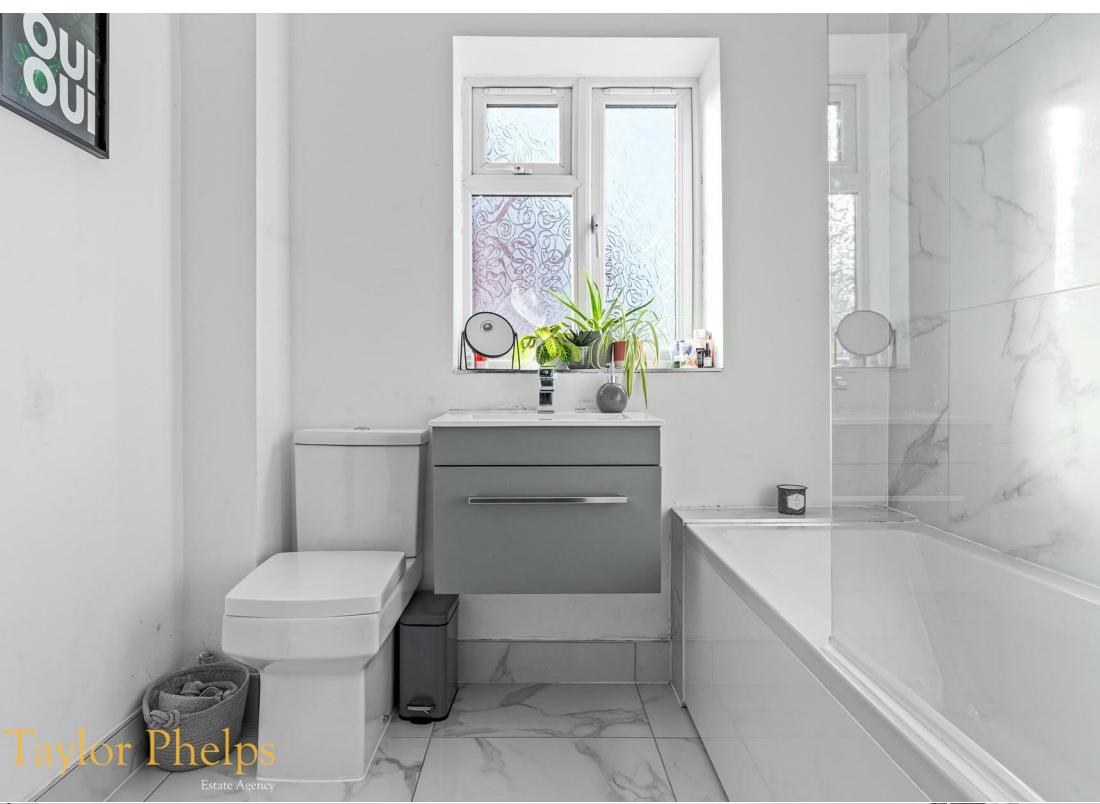




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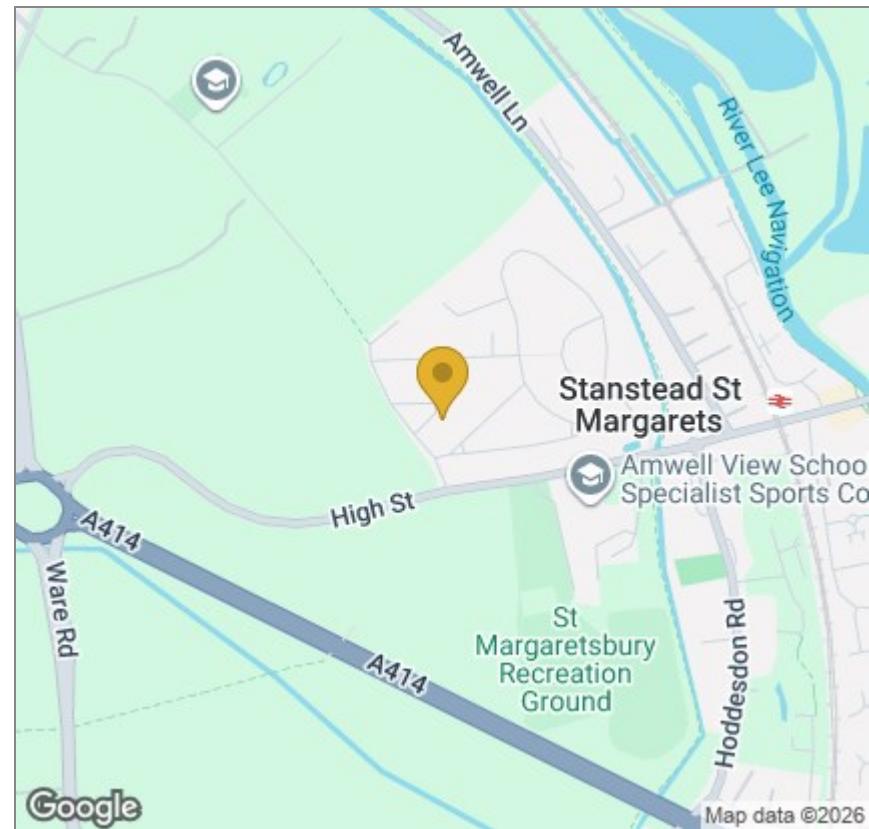
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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