



## 20 Chapelfields, Stanstead Abbots SG12 8HT

Guide Price **£425,000**

**CHAIN FREE:** This well-presented three-bedroom family home occupies an elevated position, enjoying far-reaching views across the village and beyond. Ideally located close to the village High Street, St Margaret's train station and within the catchment area for St Andrews Primary School, the property further benefits from uPVC double glazing, gas central heating, and both front and rear gardens with side access.

In brief, the accommodation comprises: reception hall, guest cloakroom/WC, spacious living/dining room, fitted kitchen, three bedrooms, and a family bathroom.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



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**Accommodation** : Front door opening to:

**Entrance Hall** : Stairs rising to first floor with deep storage space under. Walk-in cloaks cupboard with light connected and further storage cupboard. Door to:

**Cloakroom/W.C** : White suite: Low flush w.c. Vanity wash hand basin with cupboard below. Radiator. Tiled floor. High level, frosted double glazed window.

**Living/Dining Room** - 6.35m x 3.24m (20'10" x 10'7")

(narrowing to 2.79m in dining area) Dual aspect room with wide double glazed window to front, with great views over the village and beyond, and full width sliding patio doors to the rear that open to the garden. Two radiators. Returning door to hall and door to:

**Kitchen** - 3.33m x 1.96m (10'11" x 6'5")

Fitted with a range of wall and base units with complementary work surfaces over and tiled splash-backs. Inset one and a half bowl stainless steel sink and drainer. Built-in 'Belling' electric fan oven/grill with 'Diplomat' four ring gas hob over. Pull-out illuminated extractor hood above. Space and plumbing for washing machine. Integrated tall fridge/freezer. Double glazed window to rear and door to garden.

**First Floor** : Landing with loft access hatch. Door to cupboard with shelving that also houses 'Worcester' gas fired combination boiler.

**Bedroom One** - 3.72m x 2.93m (12'2" x 9'7")

Wide double glazed window to front with outstanding views across the village and surrounding countryside. Radiator.

**Bedroom Two** - 3.73m x 3m (12'2" x 9'10")

Double glazed window to rear. Radiator.

**Bedroom Three** - 3.04m x 1.97m (9'11" x 6'5")

Double glazed window to front, again with those lovely views. Radiator.

**Bathroom** : White suite: Panel enclosed bath with over bath shower and glazed screen. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Double glazed frosted window.

**Exterior** : Front garden laid to lawn with flower and shrub borders. Shared side access with neighbouring property to access the private rear garden.

**Rear Garden** : The private rear garden is tiered, commencing with a patio area to the immediate rear of the house and steps leading up to the different levels which feature mature planting. There is also a small brick outbuilding.

**Services** : All mains services are connected with mains water, drainage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



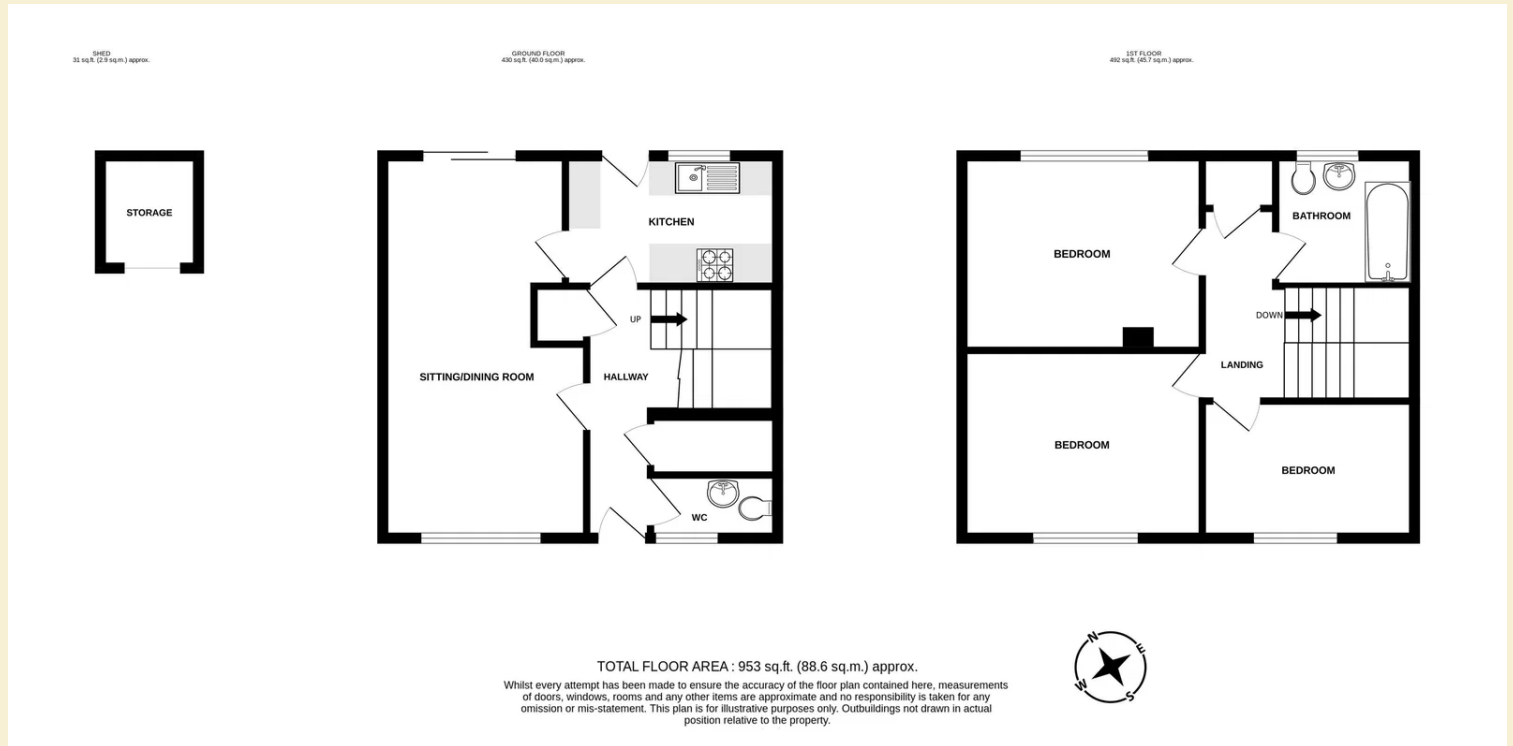


# Stanstead Abbots - Sales

14 High Street Stanstead Abbots Herts SG12 8AB



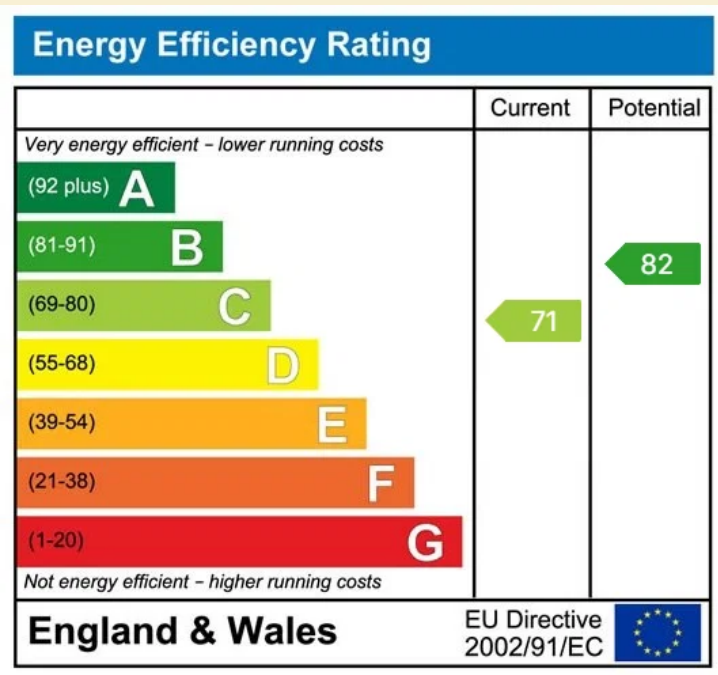
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