

# HUNTERS<sup>®</sup>

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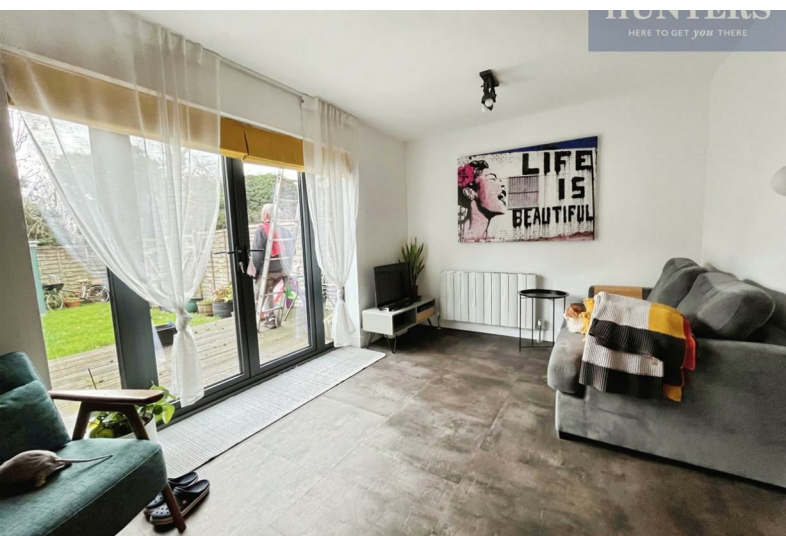
## River Meads

St Margarets, SG12 8EE

Asking Price £425,000



Council Tax: C

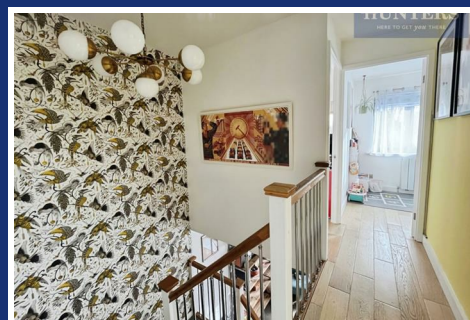
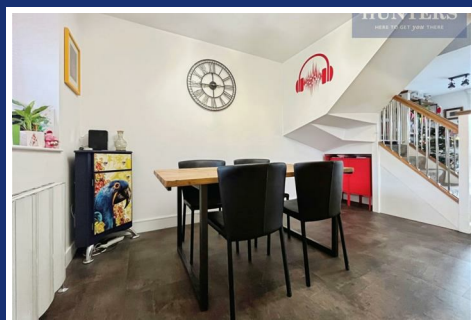




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## Entrance hall

4'2" x 3'10" (1.27m x 1.17m)

UPVc door into; Laminate flooring, painted walls. Storage cupboard housing Gas Boiler.

## Dining Room

12'3" x 8'7" (3.73m x 2.62m)

Laminate flooring, painted walls. Large Bay to front aspect with Aluminium Double glazed window. Turned staircase to first floor. Access to;

## Kitchen

11'4" x 6' (3.45m x 1.83m)

Laminate flooring, painted and tiled walls. Aluminium Double glazed windows to side aspect. Range of matching "Aluminium effect" wall and base units with space for tall fridge freezer. Integrated appliances. Wood Counter;

## Living Room

14'9" x 10'6" (4.50m x 3.20m)

Laminate flooring, painted walls Aluminium Double glazed Patio doors to rear garden;

## Landing

9'3" x 2'8" (2.82m x 0.81m)

Papered and painted walls, engineered wood flooring. Loft access. Airing cupboard;

## Bathroom

7'6" x 5'6" (2.29m x 1.68m)

Tiled walls, Laminate flooring. Aluminium Double glazed window to side aspect. Three piece white suite comprising contemporary design hand basin, Low level WC and Double shower;

## Master Bedroom

15' x 8'9" (4.57m x 2.67m)

Aluminium Double glazed window to front aspect. Engineered wood flooring, painted walls. Built in Wardrobes;

## Bedroom Two

9'4" x 8'4" (2.84m x 2.54m)

Aluminium Double glazed window to rear aspect. Engineered wood flooring painted walls. Built in Wardrobes;

## Bedroom Three

9'5" x 6'4" (2.87m x 1.93m)

Aluminium Double glazed window to rear aspect, Engineered wood flooring, painted walls;

## Outside

Wood Decking, mainly laid to lawn with shrub boarders. Large Shed. Gate access to allocated parking space.

## Agents Note

We are advised by the Vendors of the following:

There is an annual service charge for communal grounds maintenance of approximately £500





Road Map



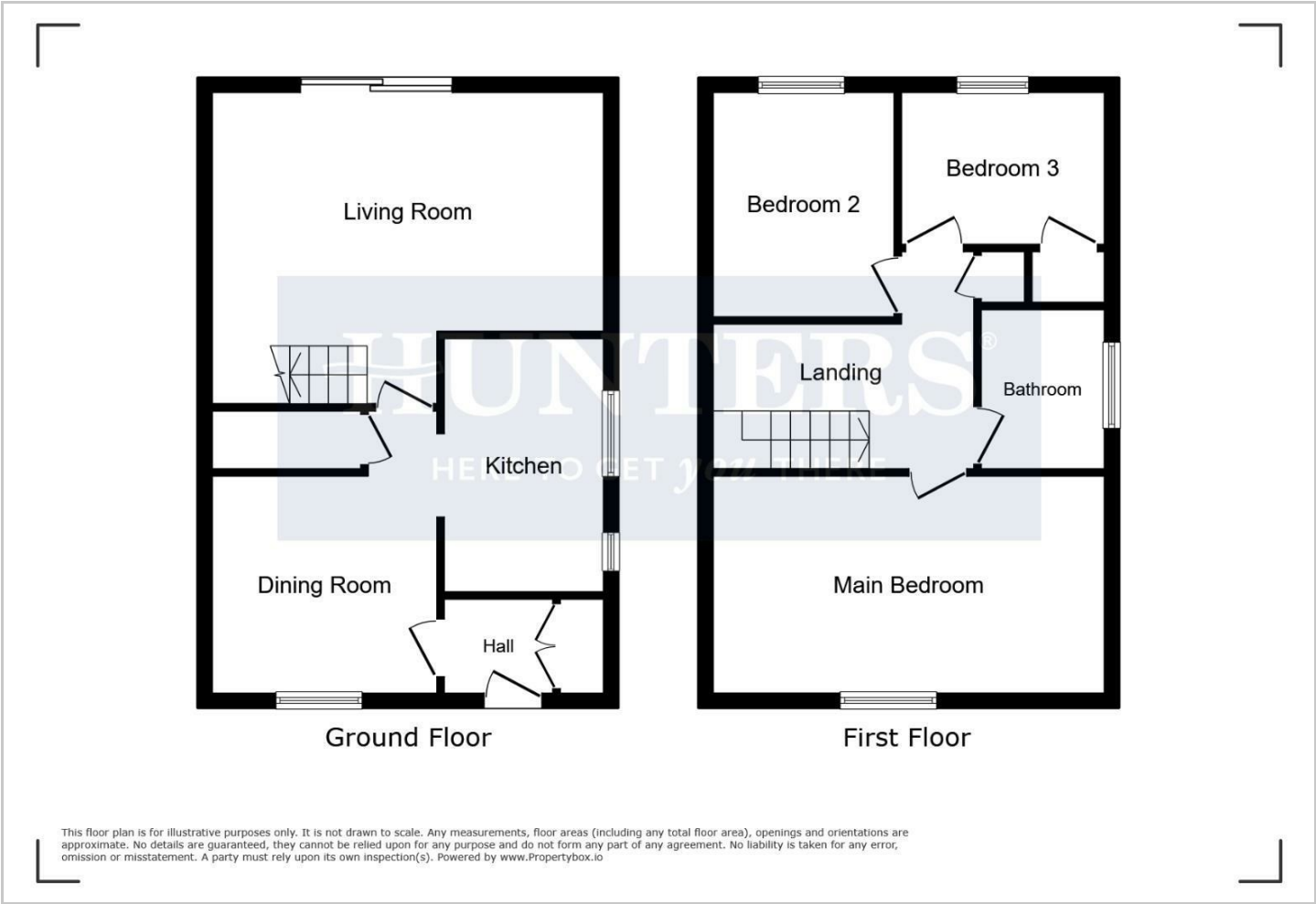
Hybrid Map



Terrain Map



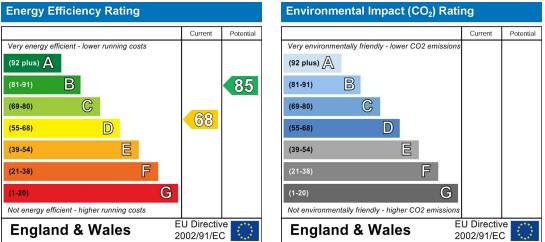
Floor Plan



Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.