1 The Willows, Stanstead Abbotts, Herts SG12 8DG

Guide Price £290,000 Freehold

CHAIN FREE - This rarely available, one bedroom 'cluster house' is set over two floors and is one of just four properties that form part of this purpose built, small development. Located in a convenient position, close to the High Street, St Margaret's main-line train station and moments away from delightful walks along the New River tow path and Amwell Nature Reserve, the accommodation comprises; Entrance hall, living room with deep bay window, part open plan kitchen/breakfast room, a first floor generous double bedroom bedroom and a bathroom. There is allocated parking for one vehicle to the front and an enclosed, communal garden to the rear.

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Location

The property sits in a private close looking across the lane to the trees and green along the New River and only a short walk from St. Margaret's railway station with regular train services to London (approx. 30 mins to Tottenham Hale, 45 mins to Liverpool Street. There are good amenities in the High Street, which is a short walk away, including a Co-Op store/Post Office, chemist, pubs/restaurants and hair and beauty salons. There is a well regarded J.M.I School in the village with a very good choice of secondary education in the area. The A10 is just a few minutes drive away making the property accessible to London and the M25 to the south and Cambridge to the north. The house is directly opposite the new River offering lovely riverside walks. Just along the lane is the beautiful Amwell Nature Reserve, a site of special scientific interest and home to a wide cross section of water birds and other wildlife.

Accommodation : Entrance door opening to:

Hall : Stairs rising to first floor. Covered radiator. Wood laminate flooring. Door to:

Living Room - 4.36m x 3.38m (14'3" x 11'1") Double glazed, deep box bay window to front aspect. Radiator. Door to under stairs storage cupboard. Wood laminate flooring. Part open plan to:

Kitchen/Breakfast Room - 5.43m x 1.63m (17'9" x 5'4") Fitted with a range of wall and base cabinets with complementary work surfaces over. Inset stainless steel sink and drainer. Tiled to splash-back areas. Built-in oven/grill with four ring ceramic hob over. Spaces for tall fridge/freezer, dishwasher and washing machine. The breakfast area has space for a small table and chairs with a double glazed window to the front and radiator beneath. Wood laminate flooring.

First Floor : Spacious landing that could accommodate a small study space if desired. Door to airing cupboard. Loft hatch with pull-down ladder. Loft is part boarded with light connected and houses the gas fired boiler.

Double Bedroom - 4.39m x 3.19m (14'4" x 10'5") Measured up to cupboards. Double glazed window to front. Radiator. Range of built-in, sliding door wardrobe cupboards to one wall. Additional recessed over-stairs storage cupboard.

Bathroom - 2.4m x 1.35m (7'10" x 4'5") White suite: Panel enclosed bath with an 'over bath' shower. Low flush W.C. Vanity wash hand basin with cupboard below. Chrome heated towel rail. Part tiled walls. Frosted double glazed window.

Exterior : The property benefits from an allocated parking space situated in the car parking area to the front of the building.

Communal Garden : There is an enclosed communal garden located to the rear of the building, for the sole use of the residents, which is mainly laid to lawn.

Agents Note : We understand that the residents of the four houses have an informal arrangement whereby a gardener is engaged to maintain the communal areas, with the cost of the gardening services shared equally between the residents. All mains services connected. Gas central heating to radiators. Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk.

The American Indian

Stanstead Abbotts - Sales

14 High Street, Stanstead Abbotts, Herts SG12 8AB

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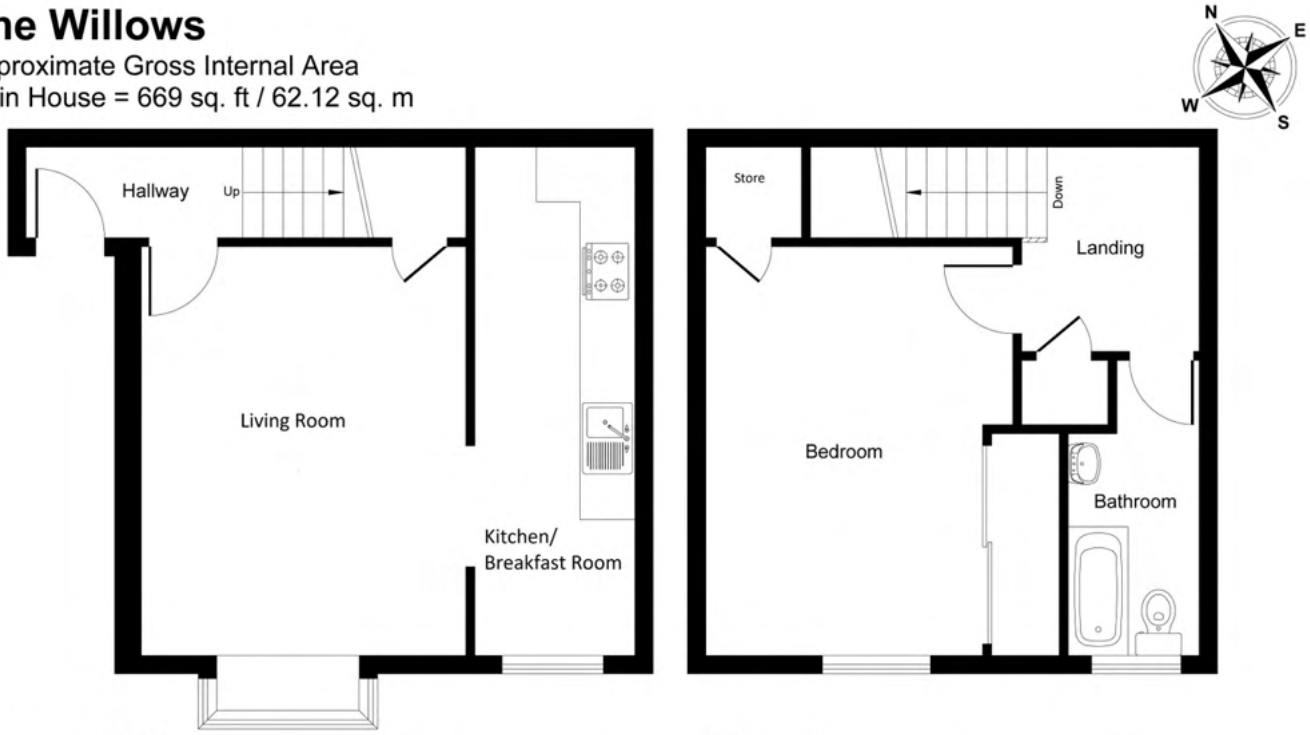
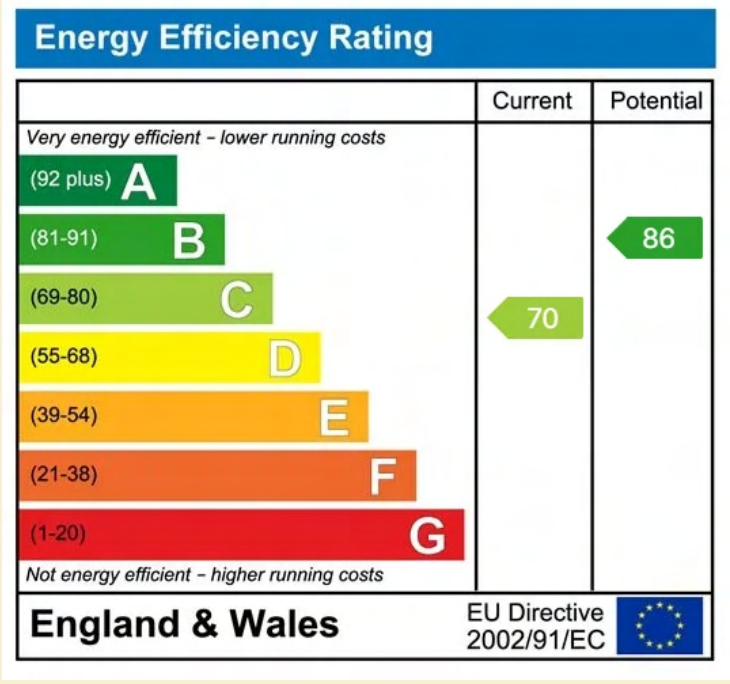
The Willows

Approximate Gross Internal Area
Main House = 669 sq. ft / 62.12 sq. m



GROUND FLOOR FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



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