

- Rarely Available Location
- 4 Bedroom Semi-Detached House
- Off Street Parking for Multiple Cars
- Amazing Rear Garden
- Integral Garage
- Spacious Kitchen/Diner
- Popular Part of Stanstead Abbots
- Ideal Family Home
- Chain Free Sale

THELE AVENUE, STANSTEAD ABBOTTS

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GUIDE PRICE
£550,000

Ensum Brown are delighted to bring to the market this excellent four bedroom semi detached property which offers great living accommodation with off street parking, integral garage and an amazing rear garden located in a popular part of Stanstead Abbots. An internal viewing is highly recommended.

Ware
01920 412200

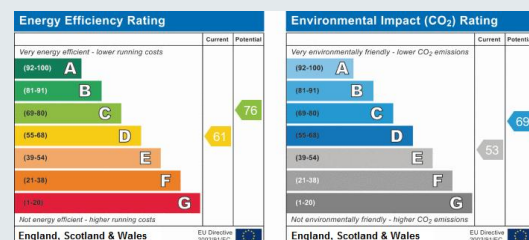
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NOR ANY OF OUR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to bring to the market this excellent four bedroom semi detached property which offers great living accommodation with off street parking, integral garage and an amazing rear garden located in a popular part of Stanstead Abbots.

As you arrive you will see the property offers plenty of parking for up to three vehicles. Upon entering the house you will first arrive in the lounge which faces the front of the property with a large double glazed window, there is also a vast feature fire place to the side, stairs to the first floor landing and a dining area facing the beautiful rear garden. Through the dining area there is access to the spacious kitchen which hosts a great range of base and wall storage units all topped with a composite based laminate work top. The stainless steel sink faces the garden through a double glazed window, to the side there is space for a "range master style" large oven with stainless steel extractor fan above. Behind the kitchen is access to the utility room, garage and also the ground floor WC.

Moving upstairs to the landing there are four generous bedrooms and the main family bathroom. The master bedroom occupies views to the front and the rear of property, has plenty of bespoke fitted wardrobes and drawers and fitted carpets. Bedrooms two and four face the front of the property with bedroom two having plenty of fitted wardrobes. Bedroom three is positioned at the rear of the property with views of the rear garden.

Stepping outside into the rear garden you will see the spacious patio area and immaculately landscaped garden which is fully irrigated for drainage, has its own sprinklers system and is sympathetically lined with an array of plants and shrubs which lead to a summer house/storage unit at the rear.

In conclusion this a spacious family home with great living space on both floors and an amazing rear garden to unwind in!

LOCATION - STANSTEAD ABBOTTS

Stanstead Abbots is a popular village and civil parish in the district of East Hertfordshire and has a bustling café style society having a good range of local shops, public houses and restaurants. Stanstead Abbots is in the heart of the lea valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside. In terms of schooling, you have two well-regarded primary schools within close proximity to the property, these

are St. Johns which is a short walk away and St. Andrews which is located at the end of the high street. There are also a number of secondary schools within the area as well.

St Margaret's station on the southern side the village, is within easy walking distance of the whole village and offers commuter services to London's Liverpool Street in approximately 40 minutes. Excellent road links are available via the A10, A414 and M25. The closest towns are Ware and Hoddesdon, but also within easy reach of Hertford and Harlow.

A visit to this characterful and charming village is highly recommended!

VIEWINGS - COVID-19

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

