



- Desirable Village Location
- Superbly Presented Throughout
- Separate Re-Fitted Kitchen
- Two Reception Rooms
- Two Double Bedrooms
- Excellent Loft Room
- Re-Fitted Family Bathroom
- Delightful Rear Garden
- Close To High Street

SOUTH STREET, STANSTEAD ABBOTTS

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Ensum Brown are pleased to offer for sale this superbly presented character property offering two lovely reception rooms, separate fitted kitchen, 3 good-size bedrooms and family bathroom. Ideal first-time purchase. The property is positioned in a lovely village location, a viewing is highly recommended.

GUIDE PRICE
£400,000

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.

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



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PROPERTY INSIGHT

Ensum Brown are excited to offer for sale this superbly presented two bedroom character property, ideally positioned in a peaceful location with walking distance to the high street, amenities and train station with fast links into London Liverpool Street & Cambridge. The property has been maintained to a very high standard by the present vendor and represents an ideal first-time or investment purchase. An internal viewing is highly recommended to appreciate all that this lovely property has to offer.

The ground floor comprises of a spacious through lounge which is split into the dining area facing the front and the lounge which faces the rear, a dark solid wood flooring throughout with cottage style wood burning stove surrounded by the exposed brick work chimney stack. The kitchen is accessed through the lounge area and is made up of a great range of base and wall storage units all topped with a tasteful laminate style work top and exposed brickwork splash back, there is a chest height oven and grill with stainless steel gas hob to the side, the garden can be accessed from the kitchen and views enjoyed as well. The kitchen benefits from underfloor heating, integrated appliances to include fridge, freezer, washing machine and dishwasher.

Moving upstairs, the master bedroom enjoys views to the front through its sash windows and has the benefit of the loft room bringing access through here, the second bedroom faces the rear of the bedroom and like the master is very generous in size. The family bathroom is fully tiled with underfloor heating, panel bath, low flush wc and pedestal hand wash basin. Positioned on the second floor and accessed via the principal bedroom there is a delightful loft room which is currently being used as an office space.

Stepping outside, the back of the house is patio'd which then leads to the west-facing garden which has been finished with quality low maintenance astroturf, railway sleepers to the side for edging and then a raised decked area at the top of the garden to take in the sun and enjoy entertaining.

There is ample on street parking available, however the current vendor rents a parking space from an adjacent street at a cost of circa £600 per annum.

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!

