



Elliot Heath
ESTATE AGENTS

22 Woodcroft Avenue, Stanstead Abbotts

Guide Price £500,000

22 Woodcroft Avenue

Stanstead Abbots, Ware

3-bed family home near train station & high street.
Downstairs wc, kitchen, reception room, dining room.
Driveway, large garden with views. Wood burning stove, double glazing, gas heating. Village shops, pub, school nearby. River walks, Lea Valley Park. Call 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

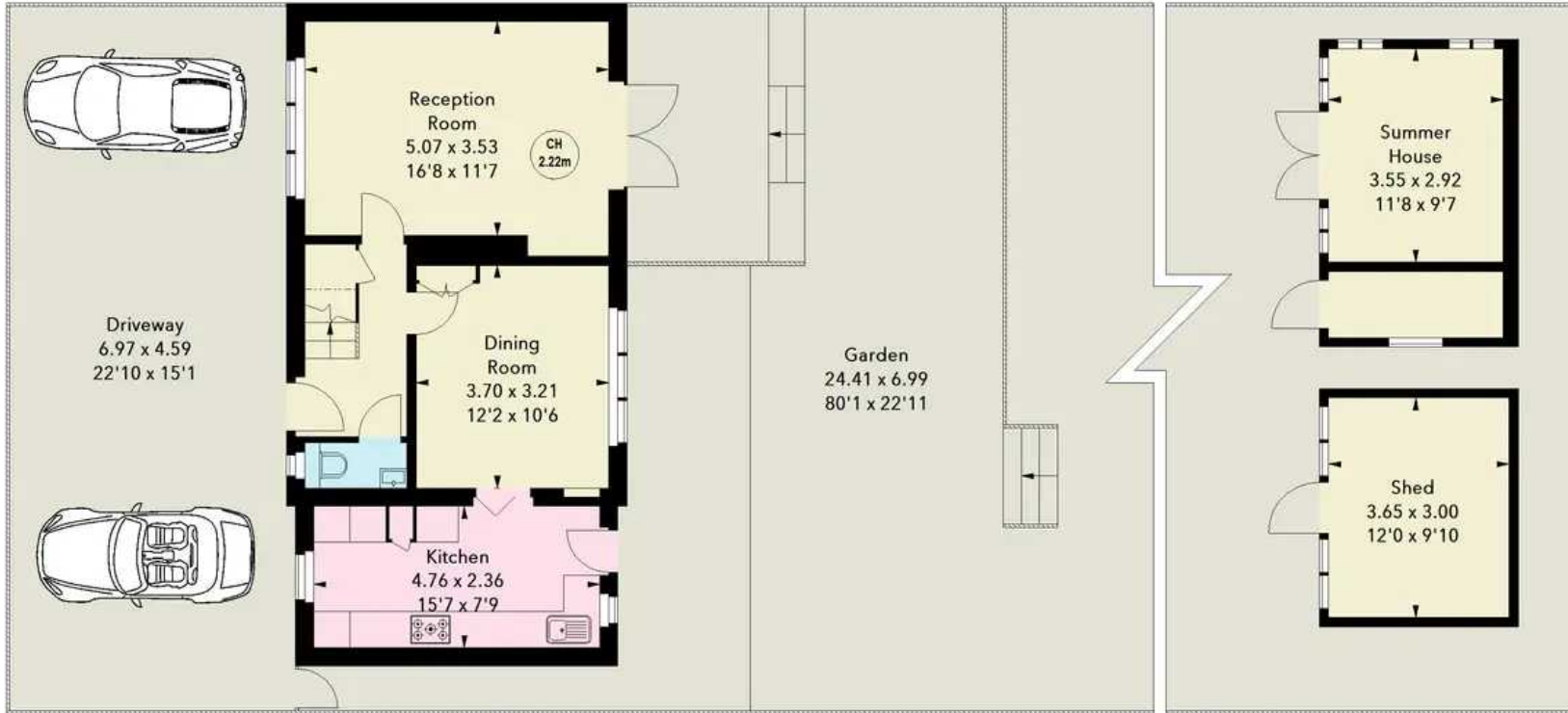
EPC Environmental Impact Rating: D



Woodcroft Avenue, SG12

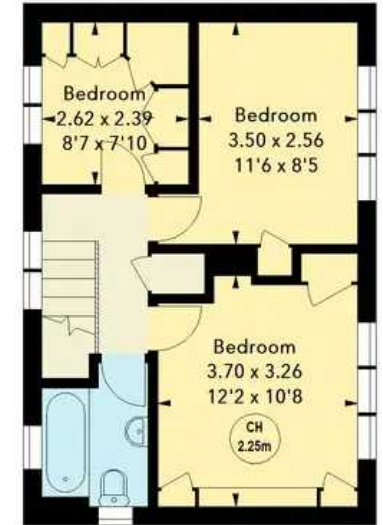
Approximate Area = 116.40 sq m / 1253 sq ft
(Including Summer House & Shed)
Summer House = 13.94 sq m / 150 sq ft
Shed = 10.96 sq m / 118 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 52.40 sq m / 564 sq ft



First Floor

Approx. 39.11 sq m / 421 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Accommodation

With Upvc double glazed front door with decorative glazing opening to:

Entrance Hall

With wood effect flooring, stairs to first floor landing, vertical radiator with inset mirrored panel, understairs storage cupboard housing the fuse box. Doors to:

Downstairs WC

With UPVC double-glazed frosted window to front aspect. Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, heated towel rail.

Reception Room

16' 8" x 11' 7" (5.08m x 3.53m)

Dual aspect with UPVC double-glazed window to front aspect and French doors opening onto the rear garden, wood effect flooring, vertical radiator, fireplace with exposed brick and timber effect mantle housing a woodburning stove.

Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

With UPVC double-glazed window to rear aspect, vertical radiator, wood effect flooring, built in storage cupboard, door to:

Kitchen

15' 7" x 7' 9" (4.75m x 2.36m)

Dual aspect with UPVC double-glazed windows to front and rear aspect and stable door giving access to the rear garden. Fitted with a range of wood wall and base storage units with roll top work surfaces over incorporating "Rangemaster" butler sink unit with polished chrome mixer tap and dual pull-out spout, built in double oven, stainless steel "Bosch" gas hob with stainless steel "Bosch" extractor hood over, "Worcester Greenstart Ri" boiler, appliance space, tiled flooring, tiled splash back areas. Loft hatch.



First Floor Landing

With UPVC double-glazed window to front aspect, airing cupboard housing hot water cylinder and shelving. Doors to:

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

With UPVC double-glazed window to rear aspect, fitted wardrobe cupboards, built-in storage cupboard, radiator.

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

With UPVC double-glazed window to rear aspect, radiator. built-in storage cupboard.

Bedroom Three/Dressing Room

8' 7" x 7' 10" (2.62m x 2.39m)

With UPVC double-glazed window to front aspect, radiator, fully fitted with bespoke wardrobe cupboards.

Bathroom

With UPVC double-glazed window to front and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low level wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





REAR GARDEN

80' 1" x 22' 11" (24.41m x 6.99m)

A particular feature of this home is its generous rear garden with far-reaching views. The garden is arranged in a tiered formation comprising of decking area with railing surround, stepping down to a lawn area with mature flower beds. The bottom of the garden houses two useful outbuilding, a workshop with power and light connected and a summer house with storage section. Outside lighting and water tap. Gated side-access.

DRIVEWAY

3 Parking Spaces

Paved driveway offering ample off-road parking.







Elliot Heath Estate Agents

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