



**Elliot Heath**  
ESTATE AGENTS

70 Chapelfields, Stanstead Abbots

Guide Price £290,000

# 70 Chapelfields

Stanstead Abbots, Ware

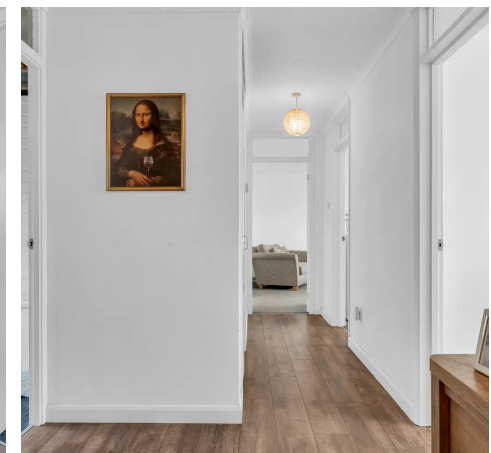
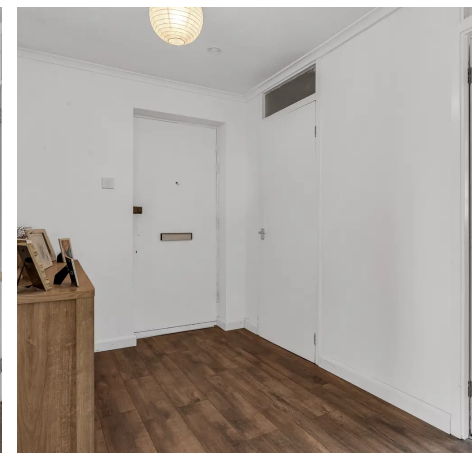
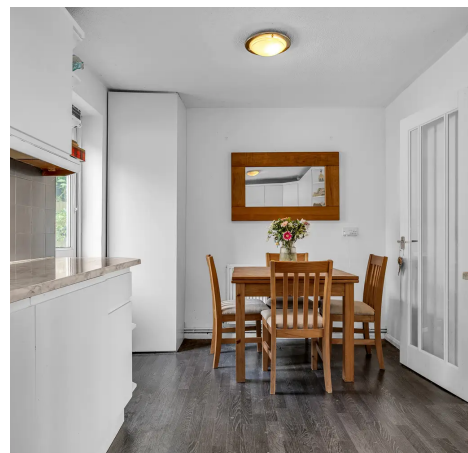
Spacious 2-bed ground floor apartment in Stanstead Abbots, with private garden. Well-presented with large entrance hall, reception room, fitted kitchen, 2 double bedrooms & bathroom. Close to High Street & St Margarets station. Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Leasehold

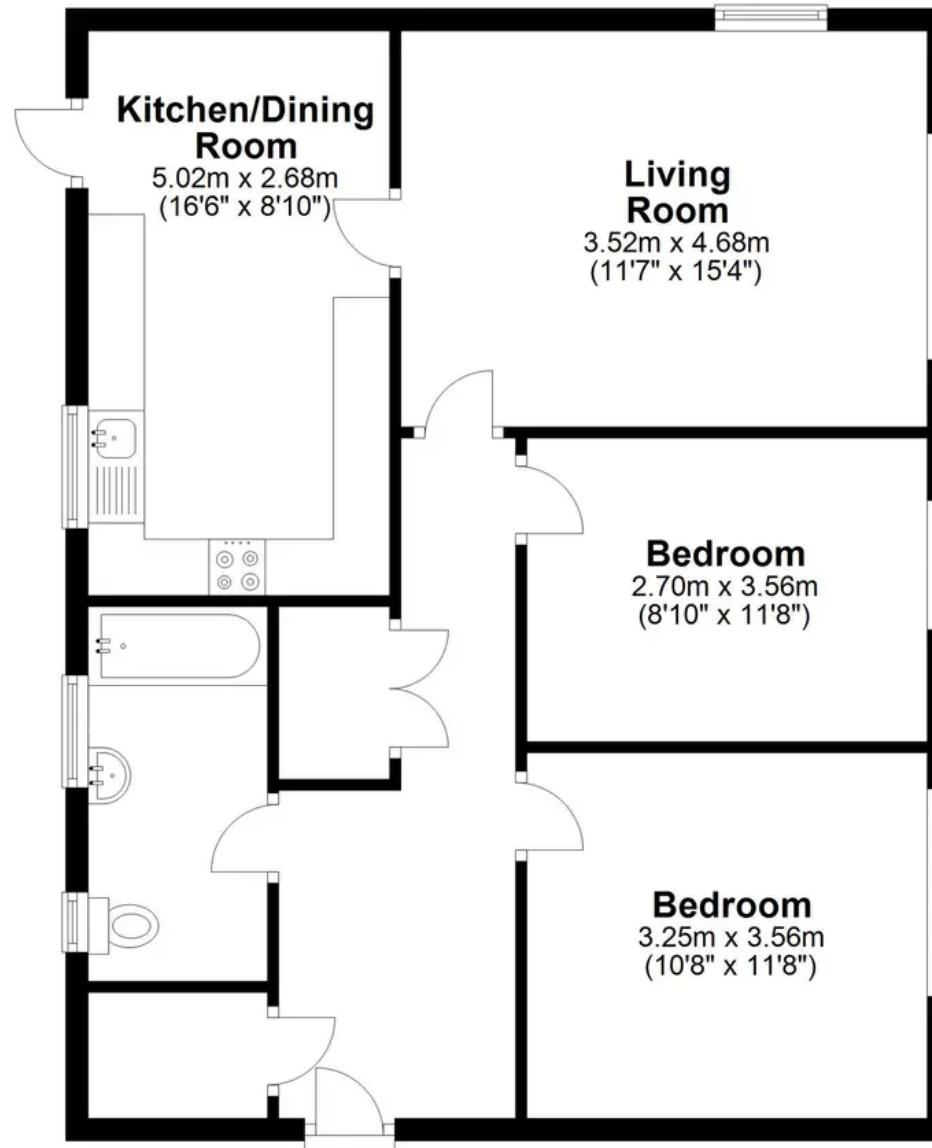
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



Total area: approx. 72.1 sq. metres (776.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Generous Entrance Hall

With two large built in storage cupboards, wood flooring, radiator, doors to:

### Living Room

11' 7" x 15' 4" (3.53m x 4.67m)

Dual aspect with double glazed windows to rear and side aspect, radiator, door to:

### Kitchen/Dining Room

16' 6" x 8' 10" (5.03m x 2.69m)

With double glazed window and door to the private garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated appliances, tiled splash back areas, wood effect flooring, radiator.

### Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

With double glazed window to side aspect, radiator.

### Bedroom Two

8' 10" x 11' 8" (2.69m x 3.56m)

With double glazed window to side aspect, radiator.

### Bathroom

With two double glazed windows to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





## GARDEN

Private rear garden predominantly laid to lawn.





## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)