



**Elliot Heath**  
ESTATE AGENTS

**2 Abbots Way, Stanstead Abbots**

Guide Price **£485,000**

## 2 Abbotts Way

Stanstead Abbotts, Ware

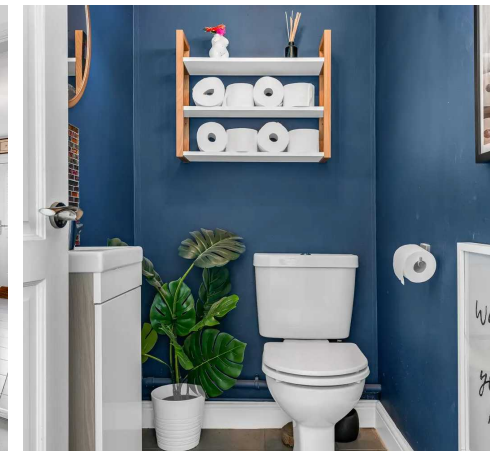
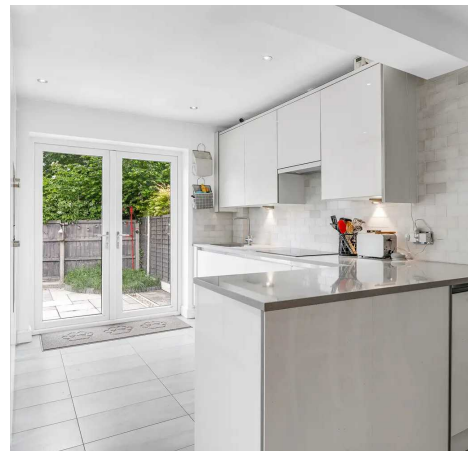
Charming 3-bed family home in desirable village near St Margaret's station. Features living room, modern kitchen/dining area, private garden, ample parking. Double glazing, gas heating. Call 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

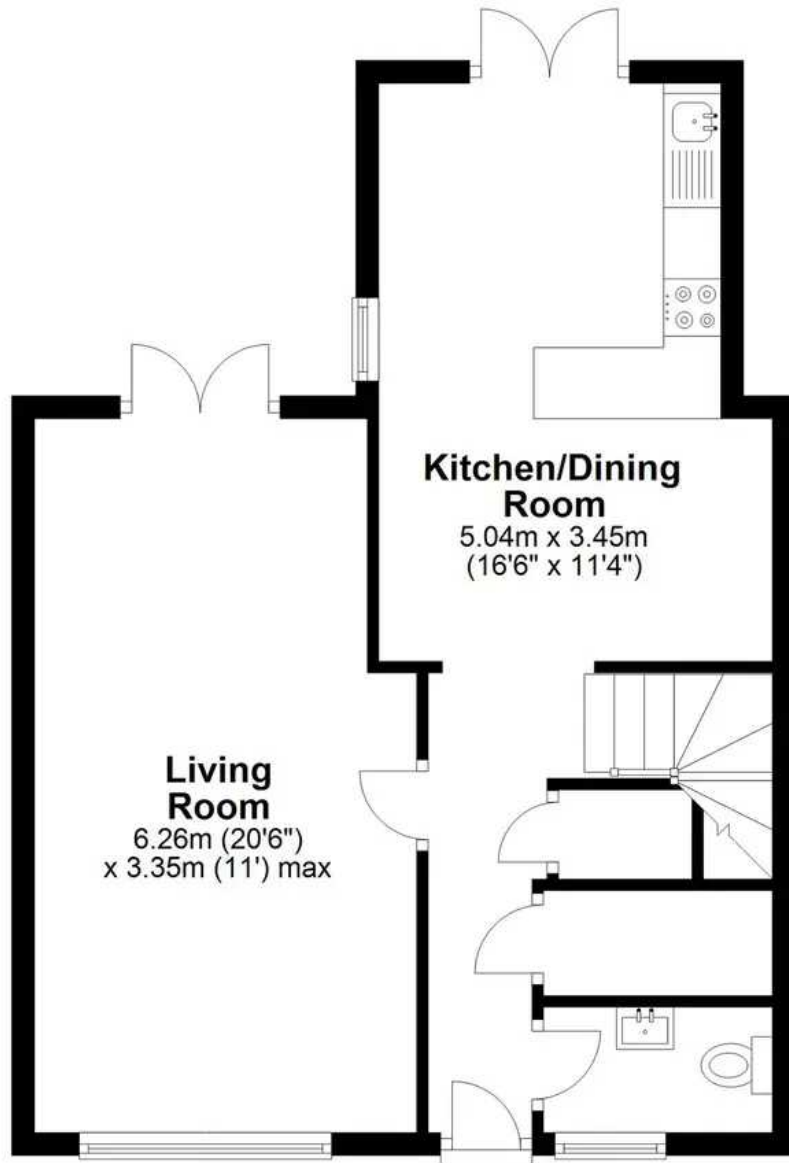
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



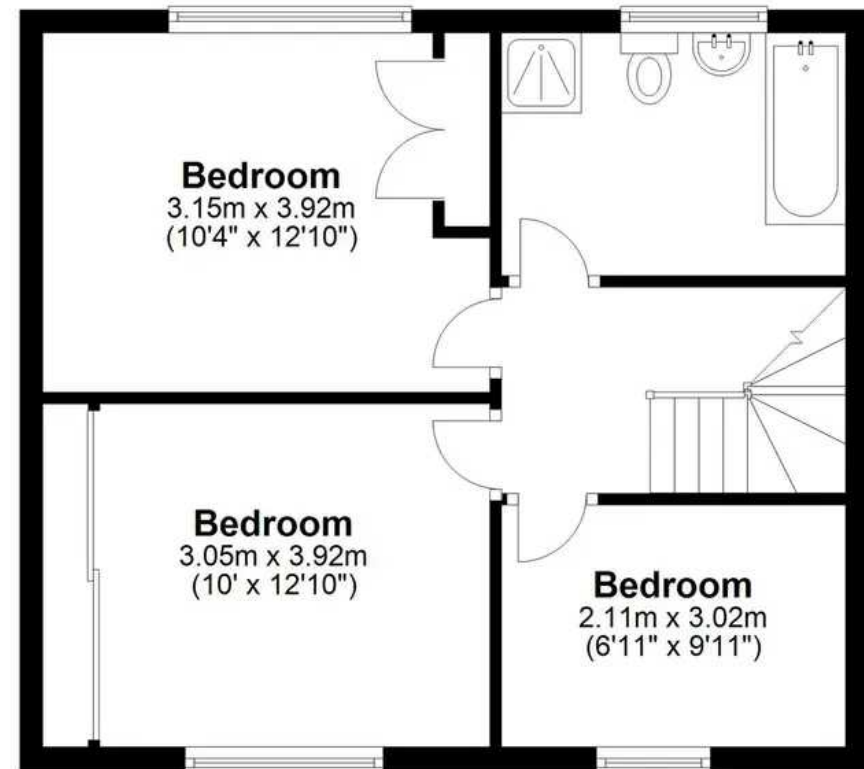
## Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 93.4 sq. metres (1004.9 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)

### Entrance Hall

With large built in storage cupboard and a further deep under stairs storage cupboard, radiator, stairs rising to first floor landing, tiled flooring, doors to:

### Downstairs WC

With double glazed obscured window to front aspect. Fitted with a suite comprising dual flush w.c, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Living Room

20' 6" x 11' 0" (6.26m x 3.35m)

Dual aspect with Upvc double glazed window to front aspect and Upvc double glazed double doors opening onto the rear garden, two radiators, wood flooring.

### Kitchen/Dining Room

16' 6" x 11' 4" (5.04m x 3.45m)

With Upvc double glazed window to side aspect and Upvc double glazed double doors opening to the rear garden. Beautifully fitted with a range of wall and base storage units with work surface over and complimentary tiling to splash-back areas, stainless steel single drainer sink unit, built in double oven, hob with extractor over, integrated appliances, tiled flooring, radiator.

### First Floor Landing

Half landing with clever use of space with floor to ceiling fitted book cases with cupboards below. Further stairs up to first floor landing. Hatch to loft which has been insulated and has light connected, doors to

### Bedroom One

10' 4" x 12' 10" (3.15m x 3.92m)

With Upvc double glazed window to rear aspect, radiator, fitted wardrobe cupboard.



**Bedroom Two**

10' 0" x 12' 10" (3.05m x 3.92m)

With Upvc double glazed window to front aspect, radiator, fitted with a range of built-in wardrobe cupboards to one wall with sliding mirrored doors.

**Bedroom Three**

6' 11" x 9' 11" (2.11m x 3.02m)

With Upvc double glazed window to front aspect, radiator.

**Bathroom**

With Upvc double glazed obscured window to rear aspect.

Fitted with a suite comprising fully tiled shower cubicle with Mira electric shower and glazed screen, panel enclosed bath with hand held shower attachment, concealed cistern WC, vanity unit with inset wash hand basin, radiator, tiled splash back areas, tiled flooring.





### FRONT GARDEN

Enclosed front garden with mature planting.

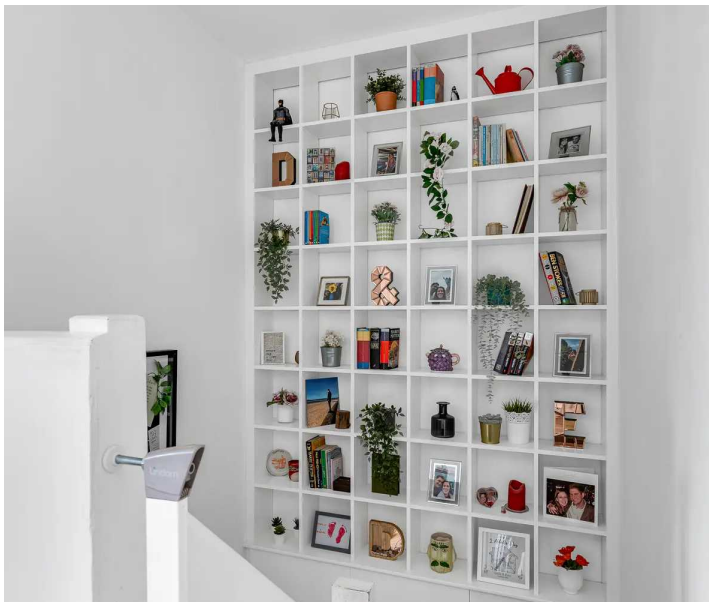
### REAR GARDEN

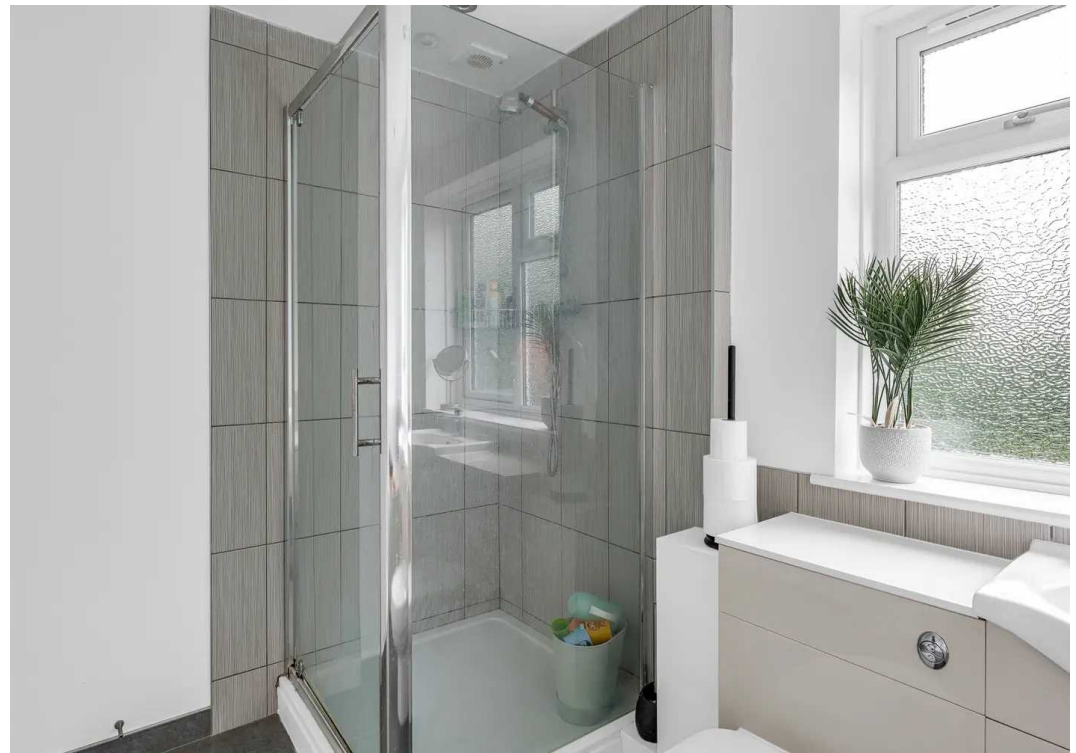
Low maintenance rear garden that is mainly paved with raised flower bed, timber garden stores. Gated side access.

### ON STREET

1 Parking Space

There is ample un-allocated parking just to the front of the property







## 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)