



Elliot Heath
ESTATE AGENTS

135 Cappell Lane, Stanstead Abbotts

Guide Price **£750,000**

135 Cappell Lane

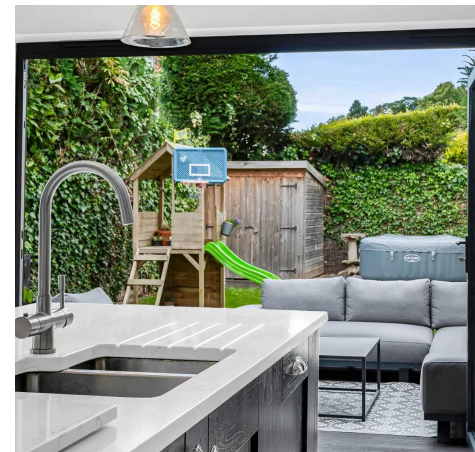
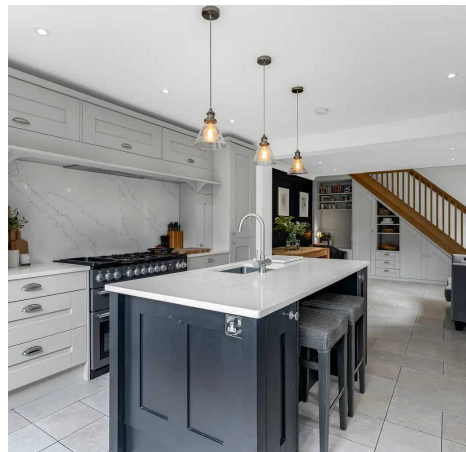
Stanstead Abbots, Ware

Absolutely stunning 3/4-bed semi-detached home in Stanstead Abbots. Extended, beautifully refurbished to high standard. Features office, shower room, wood burner, luxury fittings, bi-fold doors, underfloor heating, landscaped garden, parking, EV charger. Close to amenities, school, train station. Council Tax band: E

Tenure: Freehold

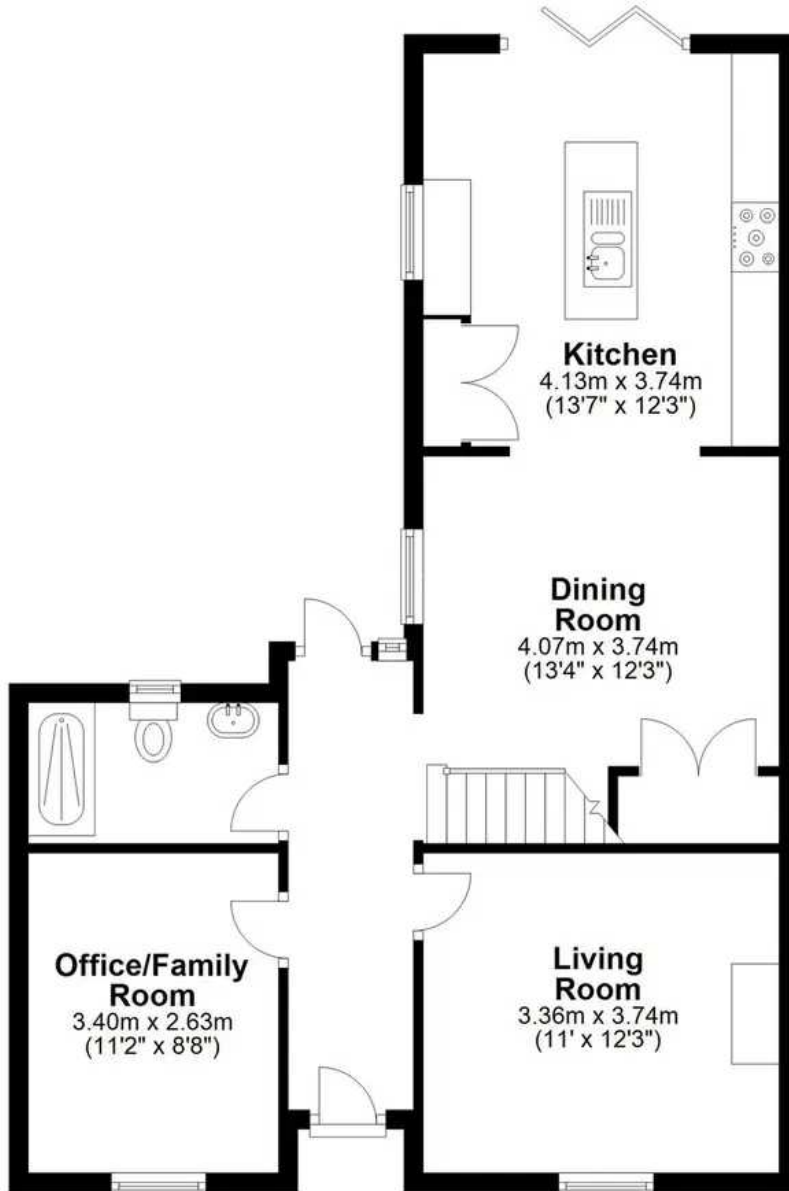
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



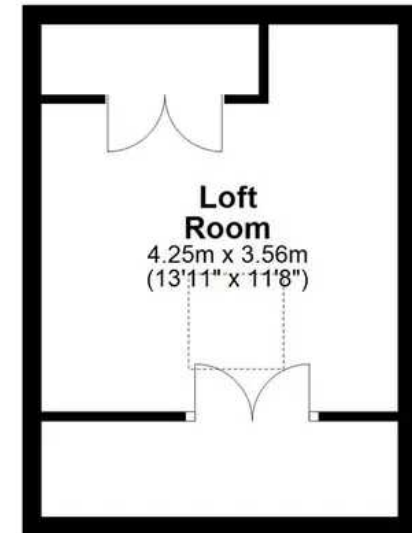
First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 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

Entrance Hall

With vaulted ceiling with Velux window together with double glazed door and window to the rear, tiled flooring, underfloor heating, stairs rising to first floor landing, doors to:

Office/Family Room

11' 2" x 8' 8" (3.40m x 2.63m)

With double glazed window to front aspect with fitted shutters, wood flooring, underfloor heating.

Downstairs Shower Room

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising large walk in shower cubicle, vanity unit with circular wash hand basin, dual flush wc, fully tiled, underfloor heating, heated towel rail.

Living Room

11' 0" x 12' 3" (3.36m x 3.74m)

With double glazed window to front aspect with fitted shutters, exposed timbers, fireplace housing wood burning stove, wood flooring, radiator.

Dining Room

13' 4" x 12' 3" (4.07m x 3.74m)

With double glazed window to side aspect, tiled flooring, underfloor heating, attractive built in storage and shelving unit, wood panelling to one wall, open to:

Kitchen

13' 7" x 12' 3" (4.13m x 3.74m)

Dual aspect with double glazed window to side aspect and bi fold doors to the rear garden. Comprehensively fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit with boiling hot water tap, space for range style cooker, fully integrated appliances, island unit, water softener, tiled flooring, underfloor heating.

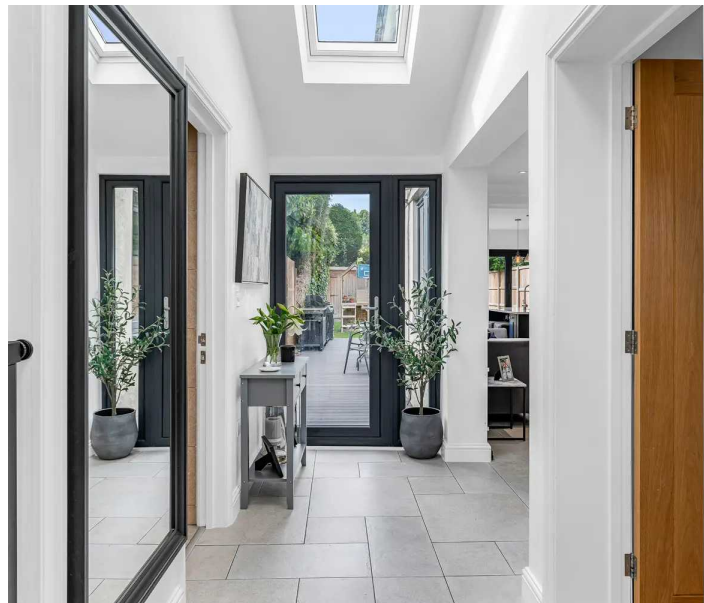
First Floor Landing

With stairs rising to second floor, doors to:

Bedroom One

11' 1" x 12' 5" (3.38m x 3.79m)

With double glazed window to front aspect with fitted



Bedroom One

11' 1" x 12' 5" (3.38m x 3.79m)

With double glazed window to front aspect with fitted shutters, radiator attractive cast iron fireplace, stripped wood flooring.

Bedroom Two

9' 6" x 12' 3" (2.90m x 3.74m)

With double glazed window to rear aspect, radiator.

Bedroom Three

8' 10" x 9' 6" (2.68m x 2.89m)

With double glazed window to side aspect, radiator.

Bathroom

With double glazed window to side aspect with fitted shutters. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, underfloor heating, heated towel rail, built in storage cupboard.

Second Floor

With access to:

Loft Room

13' 11" x 11' 8" (4.25m x 3.56m)

With Velux window, panelling to walls, eaves storage cupboard, radiator.





REAR GARDEN

The private rear garden has been well landscaped with an extensive decked seating area which in turn gives access to the lawn and a further decked area to the rear of the garden together with a timber garden shed.

OFF STREET

2 Parking Spaces

Parling to the front of the property with electric vehicle charger.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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