



**Elliot Heath**  
ESTATE AGENTS

**5 Wilderness Grove, Stanstead Abbotts**

Guide Price **£800,000**

# 5 Wilderness Grove

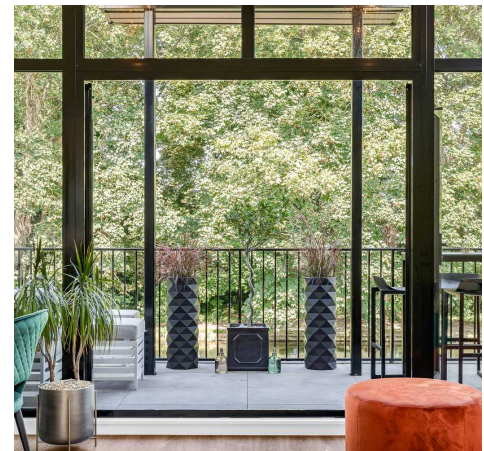
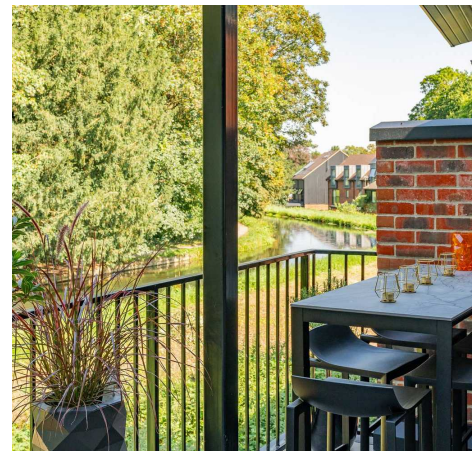
, Stanstead Abbots

Brand new riverside homes in Stanstead Abbots village. High-quality finishes throughout, 164+ sq. metres, 4/5 bedrooms, eco-friendly features, dual aspect with balconies, stunning views, 10-year warranty. Walking distance to High Street and train station to London.

Tenure: Freehold

EPC Energy Efficiency Rating:

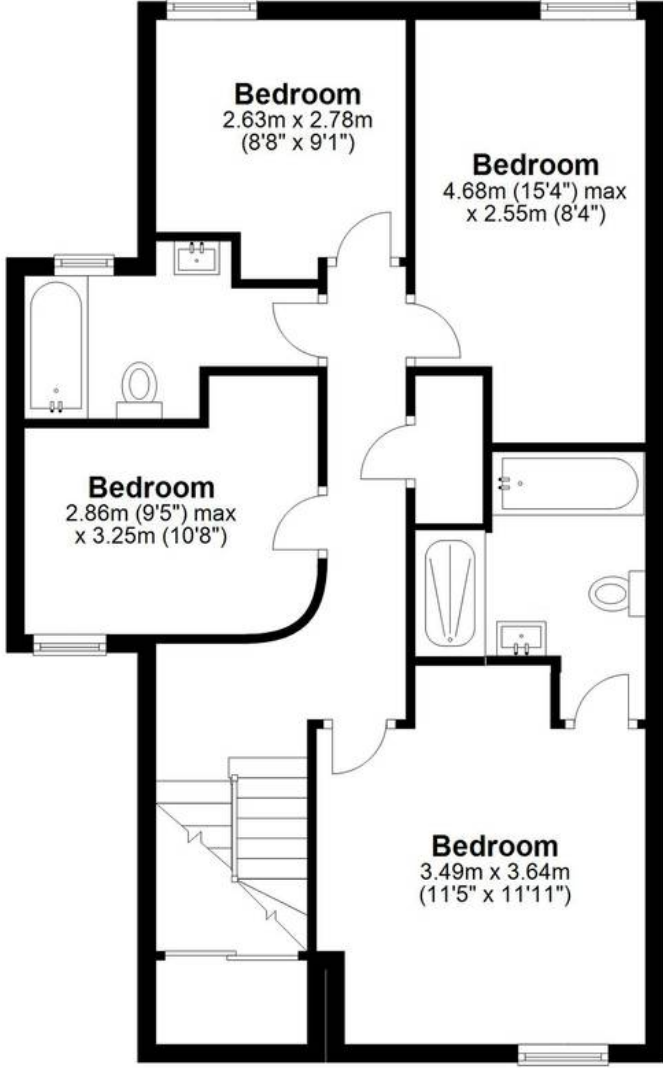
EPC Environmental Impact Rating:



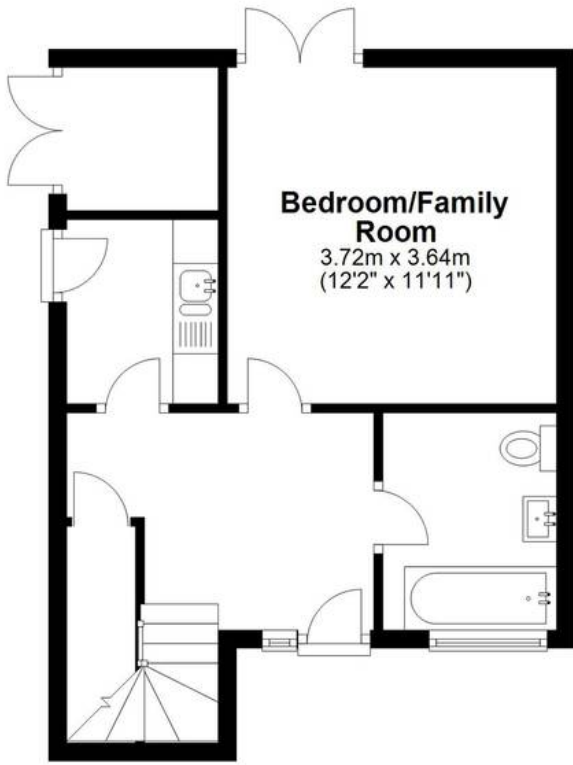
**Second Floor**  
Approx. 50.2 sq. metres (540.7 sq. feet)



**First Floor**  
Approx. 66.7 sq. metres (718.4 sq. feet)



**Ground Floor**  
Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 165.4 sq. metres (1780.1 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 double glazed window to front aspect, stairs rising to first floor landing, wood flooring, large under stairs storage cupboard, doors to:

### Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, marble tiling throughout.

### Utility

With door giving access to outside. Fitted with a range of storage units with work surfaces over incorporation a sink and drainer unit, appliance space.

### Bedroom Five/Family Room

12' 2" x 11' 11" (3.72m x 3.64m)

With double glazed double doors opening onto the rear garden, wood flooring.

### First Floor Landing

With stairs rising to second floor landing, understairs storage cupboard, further built in storage cupboard. doors to;

### Bedroom One

11' 5" x 11' 11" (3.49m x 3.64m)

With double glazed window to front aspect, door to:

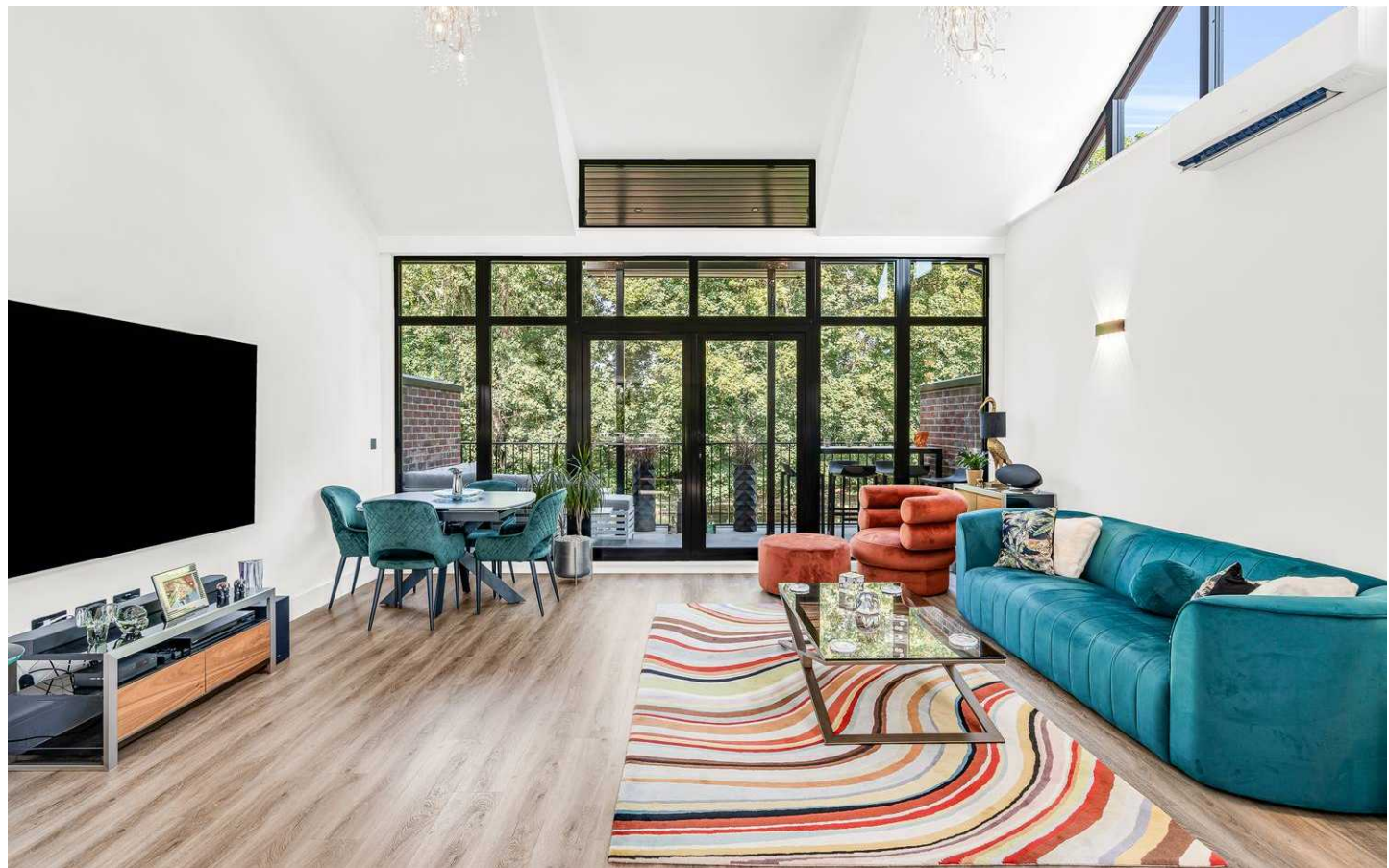
### En Suite Bathroom

Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, marble tiling throughout.

### Bedroom Two

15' 4" x 8' 4" (4.68m x 2.55m)

With double glazed window to rear aspect.



**Bedroom Three**

9' 5" x 10' 8" (2.86m x 3.25m)

With double glazed window to front aspect.

**Bedroom Four**

8' 8" x 9' 1" (2.63m x 2.78m)

With double glazed window to rear aspect.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, marble tiling throughout.

**Second Floor Landing**

With double glazed window to side aspect, large built in storage cupboard, double doors to:

**Lounge/Kitchen/Dining Room**

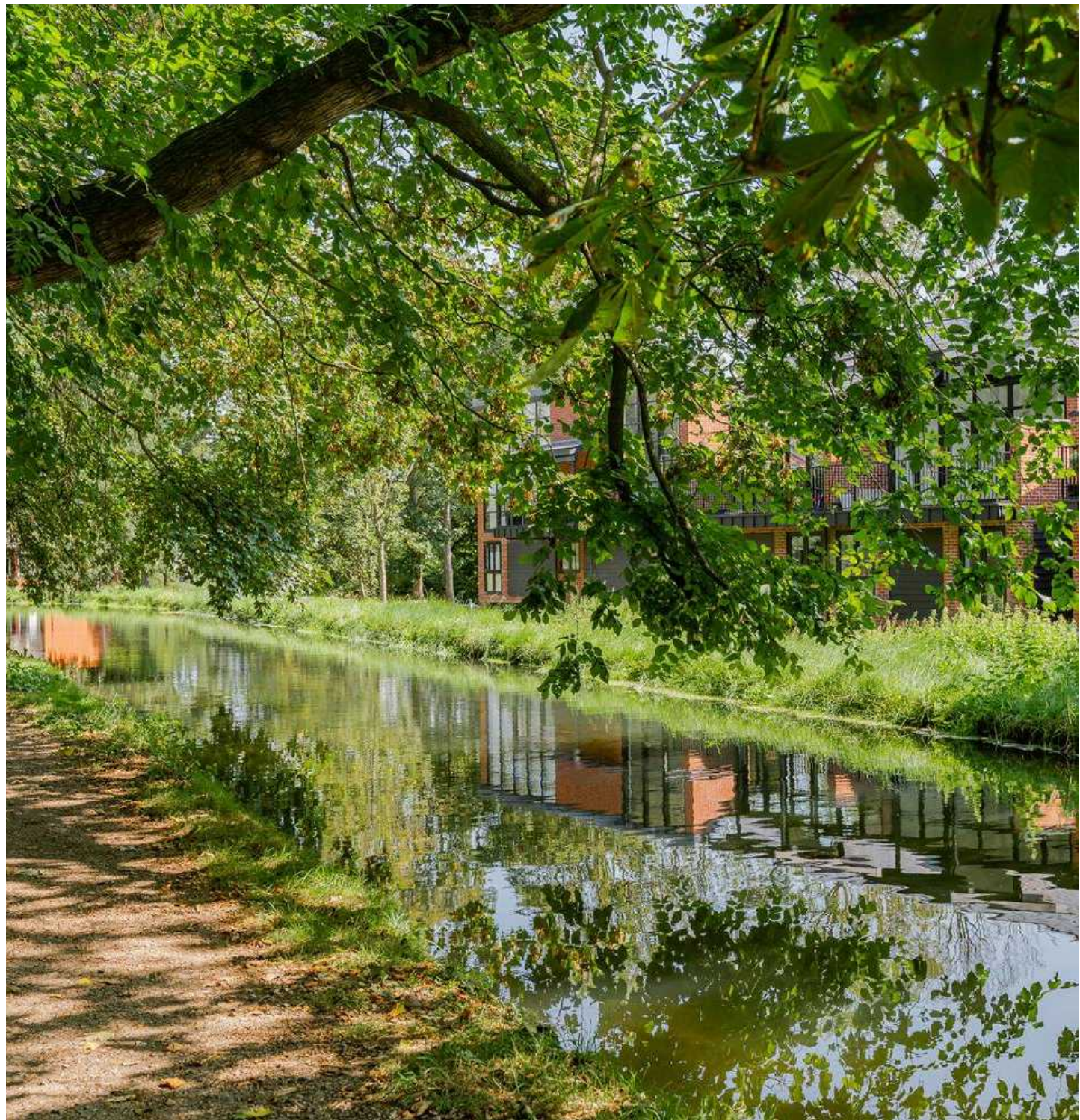
28' 11" x 18' 1" (8.82m x 5.50m)

**Lounge/Dining Room**

Vaulted ceiling with double glazed windows to side aspect and double glazed windows and doors to the private balcony with stunning river views, wood flooring, open to:

**Kitchen**

With double glazed windows and door to front aspect to the private balcony. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated Bosch appliances, breakfast bar, wood flooring.





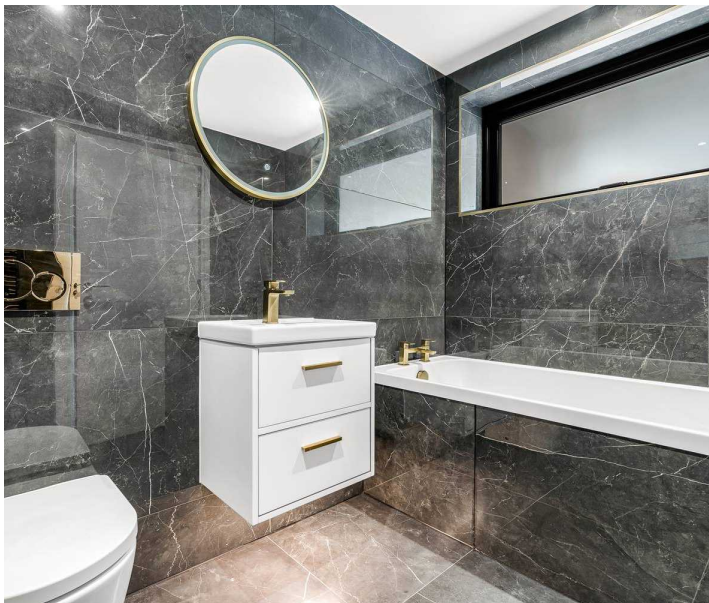
### **GARDEN**

Well maintained front garden with access to the private rear garden with a sunny aspect.

### **OFF STREET**

3 Parking Spaces

With parking for two-three vehicles, in addition, there is ample parking available for visitors and for those with electric vehicles, there is an electric charging point conveniently located in the driveway.







## Elliot Heath Estate Agents

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