



Elliot Heath
ESTATE AGENTS

29 Cappell Lane, Stanstead Abbotts

Guide Price £700,000

29 Cappell Lane

Stanstead Abbots, Ware

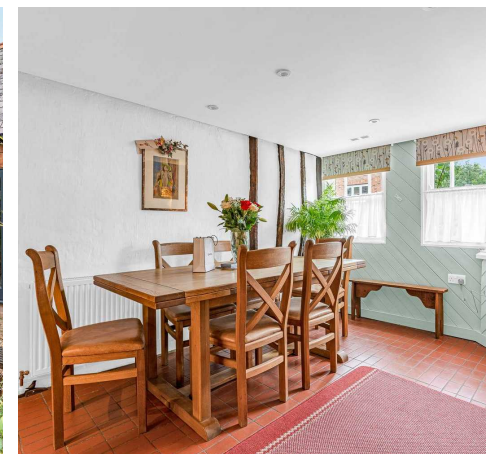
Characterful 4-bed family home with versatile living spaces, ideal for home working or growing families. Features incl. vaulted ceilings & exposed brickwork. Located near St Margaret's station & amenities. Close to RSPB Rye Mead and Lea Valley. Call Elliot Heath on 01920 293333 to view.

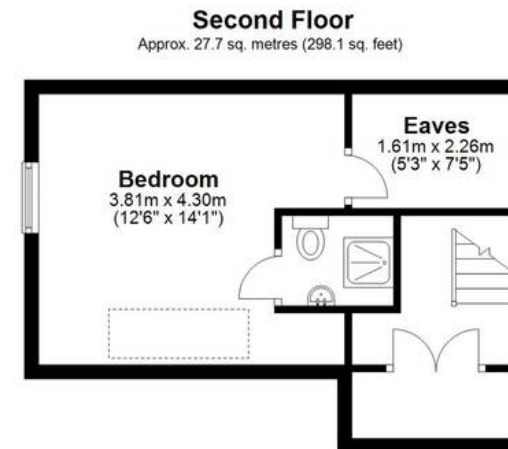
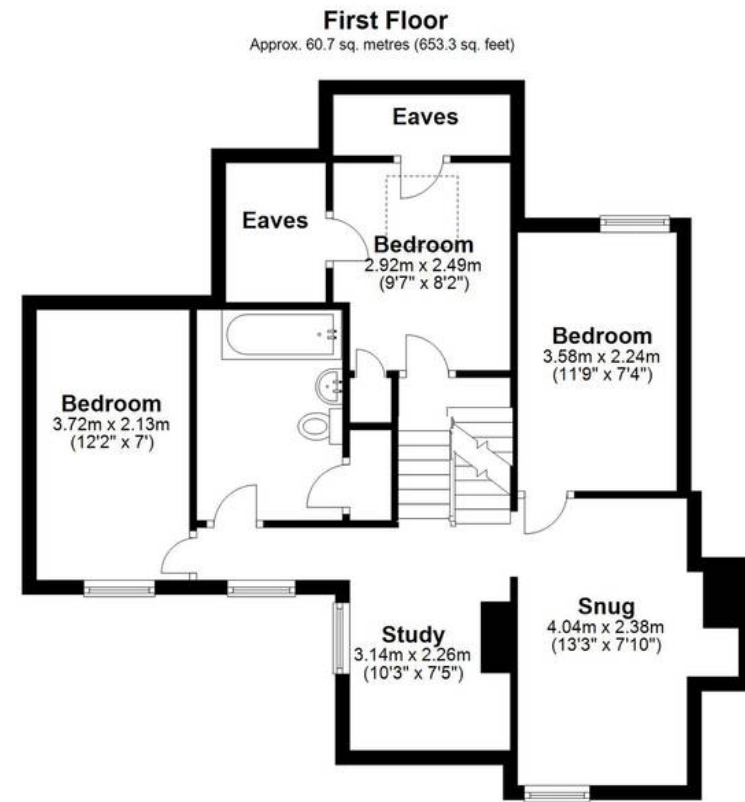
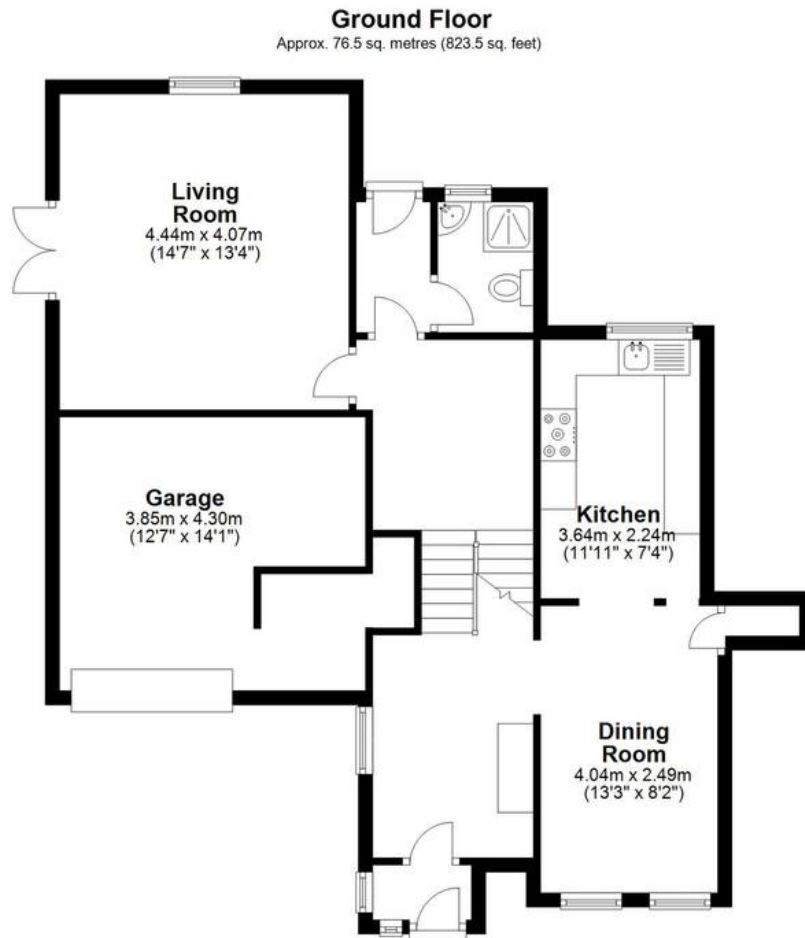
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Total area: approx. 164.9 sq. metres (1774.8 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 Lobby

With double glazed window to front and side aspect, glazed door to:

Entrance Hall

With double glazed window to side aspect, terracotta tiled floor, redbrick dual aspect fireplace housing a wood burning stove, exposed brickwork and timbers, radiator, stairs to a half landing, open to:

Dining Room

13' 3" x 8' 2" (4.04m x 2.49m)

With two double glazed windows to front aspect, terracotta tiled floor, dual aspect rebrick fireplace housing a wood burning stove, radiator, exposed timbers and brickwork, tongue and groove panelling to one wall, built in storage cupboard, open to:

Kitchen

11' 11" x 7' 4" (3.64m x 2.24m)

With double glazed window to rear aspect. Fitted with a range of base storage units with wood work surfaces over incorporating a sink and drainer unit, space for a range style cooker, space for washing machine, integrated appliances tiled splash back areas, terrace tiled flooring, exposed timbers, radiator.

Half Landing

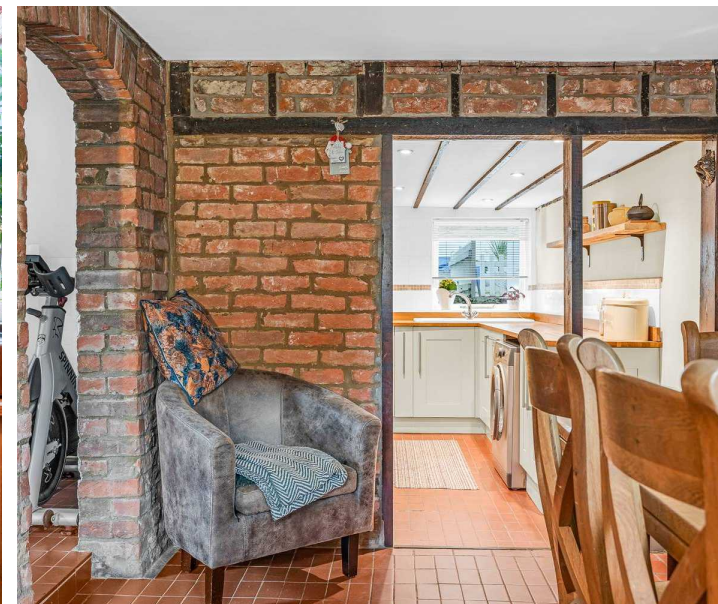
With stairs to first floor landing, exposed timbers and brickwork, radiator, wood flooring, doors to:

Inner Lobby

With door to:

Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising shower cubicle, low flush wc, wall hung wash hand basin, fully tiled, radiator.



Living Room

14' 7" x 13' 4" (4.44m x 4.07m)

With vaulted ceiling with exposed timbers, attractive diamond shaped feature window, double glazed double doors opening onto the garden, freestanding cast iron fireplace, wood flooring.

First Floor Landing

With double glazed window, stairs to first floor half landing, exposed timbers and brickwork, radiator, access to:

Study

10' 4" x 7' 5" (3.14m x 2.26m)

With double glazed window, radiator, exposed wood work, built in storage unit.

Snug

13' 3" x 7' 10" (4.04m x 2.38m)

With double glazed window, vaulted panelled ceiling with skylight windows, exposed timbers and brickwork, attractive fireplace, radiator, door to:

Bedroom Two

11' 9" x 7' 4" (3.58m x 2.24m)

With double glazed window, radiator, panelling to ceiling, exposed timbers.

Bedroom Three

12' 2" x 7' 0" (3.72m x 2.13m)

With double glazed window, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, built in storage cupboard, fully tiled, radiator.

First Floor Half Landing

With stairs to second floor landing, panelling to walls, exposed timbers and brickwork, door to:



Bedroom Four

9' 7" x 8' 2" (2.92m x 2.49m)

With Velux window, radiator, built in storage cupboard, access to eaves storage.

Second Floor Landing

With double glazed window, exposed timbers, built in storage cupboards, door to:

Bedroom One

12' 6" x 14' 1" (3.81m x 4.30m)

With two double glazed windows, radiator, door to eaves storage, door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, low flush wc, wall hung wash hand basin, fully tiled.





FRONT GARDEN

Generous frontage with raised beds and gated access to the rear garden.

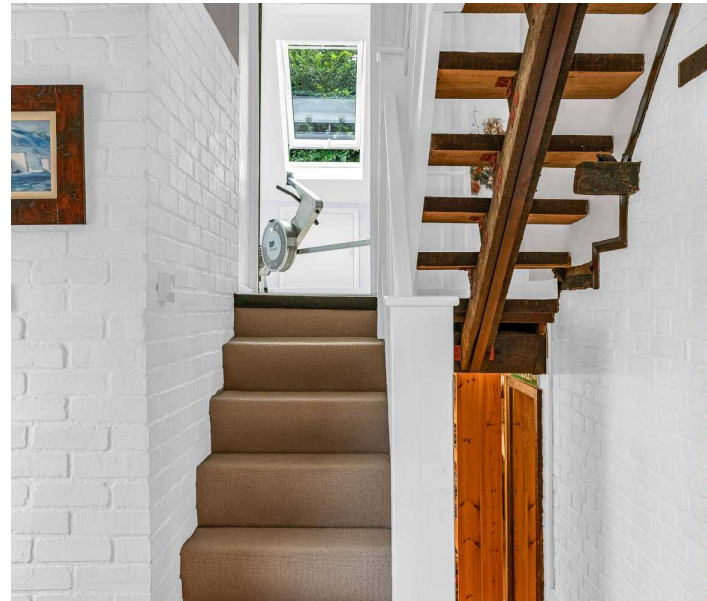
REAR GARDEN

The rear garden wraps around the property and is mainly laid with shingle providing various seating areas and mature flower and shrub planting together with paved seating/BBQ area and large timber store.

GARAGE

Single Garage

To the front the property benefits from a good size frontage providing off street parking which in turn give access to the integral garage measuring 3.85 x 4.30 (12'7 x 14'1) with up and over door.







Elliot Heath Estate Agents

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