



Elliot Heath
ESTATE AGENTS

59 High Street, Stanstead Abbots

Guide Price **£575,000**

59 High Street

Stanstead Abbots, Ware

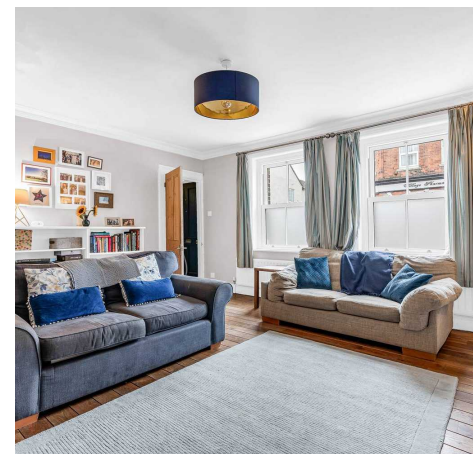
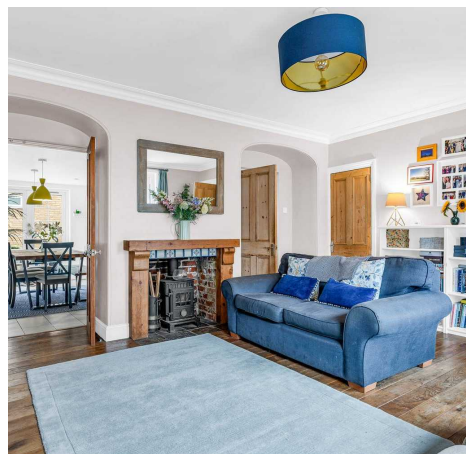
Rare opportunity to acquire a unique large Victorian semi-detached home in Stanstead Abbots village. Features 3 bedrooms, living room, kitchen/dining, garage, allocated parking, and private courtyard garden. Close to transport links, amenities, schools, and nature reserves.

Council Tax band: E

Tenure: Freehold

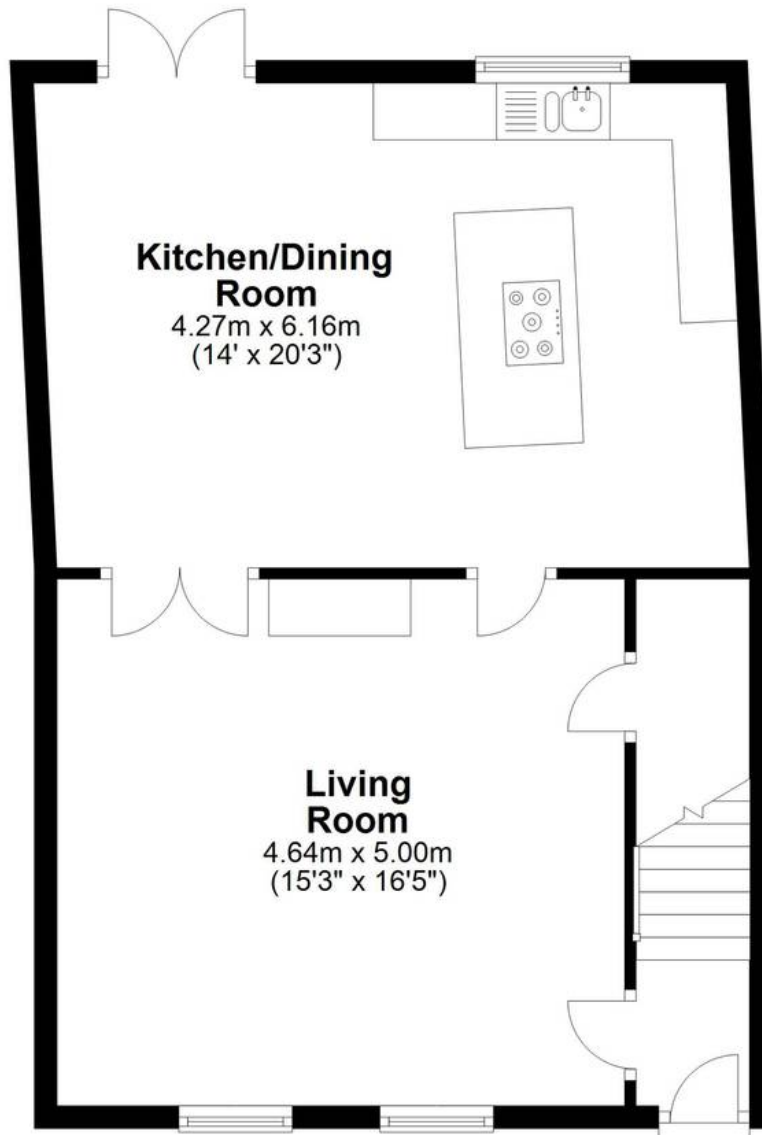
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



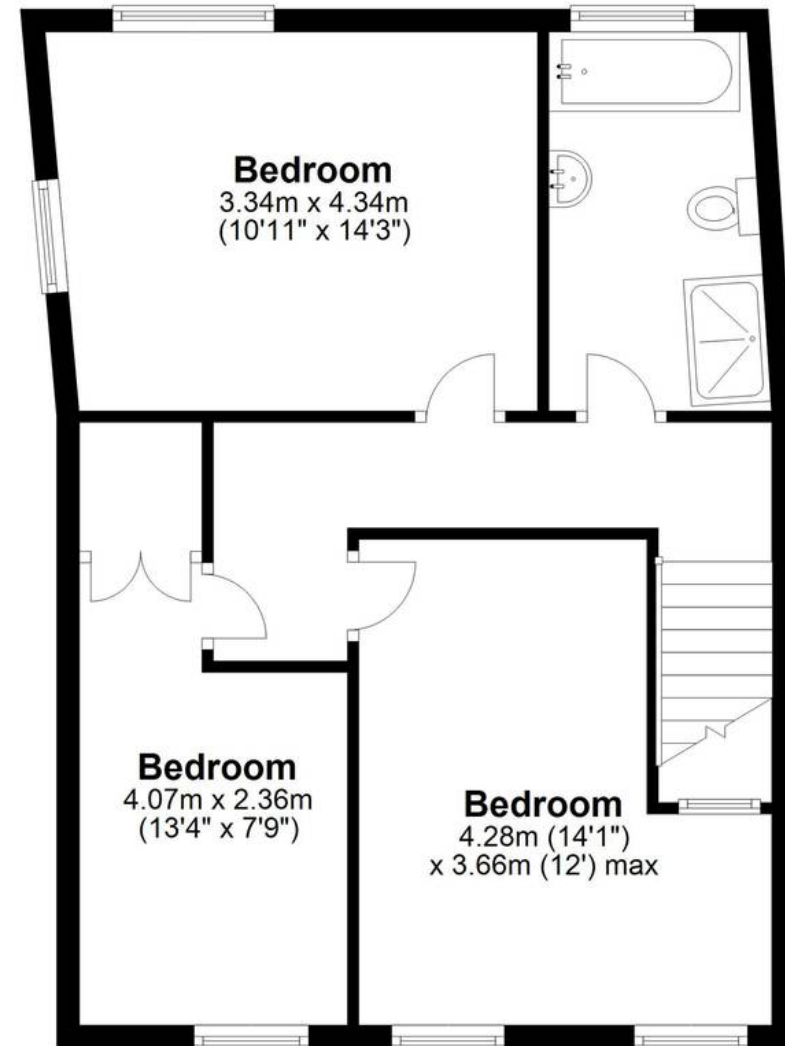
Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



Total area: approx. 108.5 sq. metres (1167.4 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 stairs rising to first floor landing, door to:

Living Room

15' 3" x 16' 5" (4.64m x 5.00m)

With two Upvc double glazed sash windows to front aspect with obscure glass to the lower half, radiator, feature fireplace with multifuel burner, solid Oak flooring, ornate coving, large understairs storage cupboard, stripped wood door to kitchen and wooden double doors with bevelled glass to:

Kitchen/Dining Room

14' 0" x 20' 3" (4.27m x 6.16m)

Dining Room

With Upvc double glazed french windows onto the rear courtyard garden, two vertical radiators, tiled flooring, open to:

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for fridge/freezer, island unit with induction hob, tiled flooring.

First Floor Landing

With loft access to rear loft space and doors to:

Bedroom One

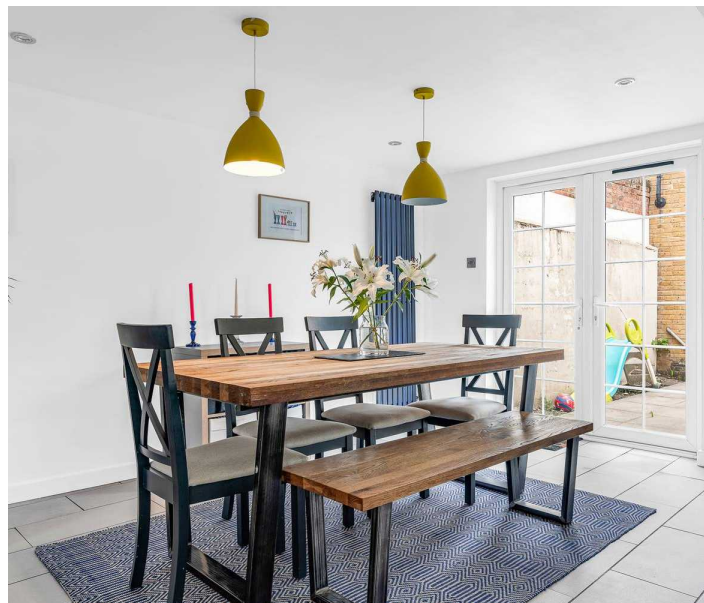
10' 11" x 14' 3" (3.34m x 4.34m)

Dual aspect with Upvc double glazed windows to side and rear aspect, two radiators.

Bedroom Two

14' 1" x 12' 0" (4.28m x 3.66m)

L - shape with two Upvc double glazed windows to front aspect, radiator. Access to second and separate boarded front loft space.



Bedroom Three

13' 4" x 7' 9" (4.07m x 2.36m)

With Upvc double glazed window to front aspect, deep double width built in wardrobe with hanging and shelf space, radiator

Bathroom

With Upvc double glazed window to rear aspect with obscure glass. Fitted with suite comprising dual flush wc, wall hung wash hand basin, panel enclosed bath with mixer tap, large shower cubicle with digital shower, tiled floor, fully tiled walls, chrome heated towel rail.





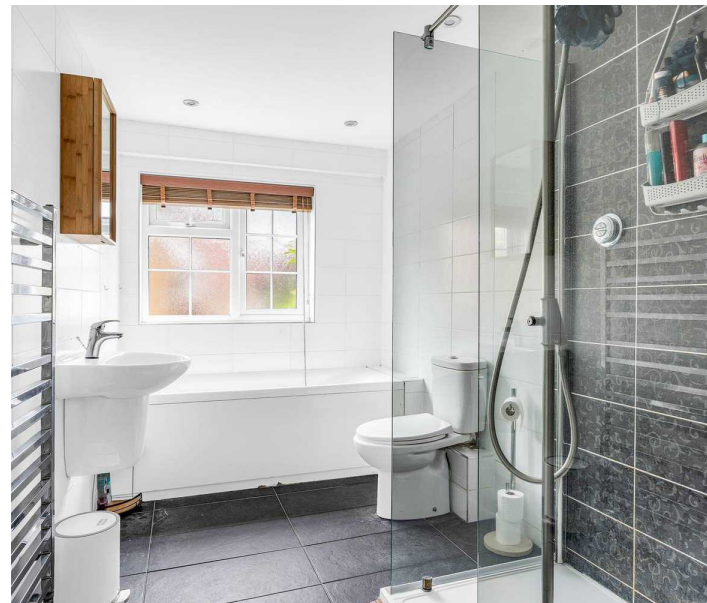
REAR GARDEN

Courtyard garden screened and enclosed by high brick wall, laid with paving, outside tap, pedestrian gate to the rear.

GARAGE

Double Garage

A shingled private courtyard with allocated parking plus further visitor parking which in turn gives access to the single garage arranged en bloc to the rear of the courtyard.







Elliot Heath Estate Agents

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