



Elliot Heath
ESTATE AGENTS

12 Cresset Close, Stanstead Abbotts

Offers Over **£675,000**

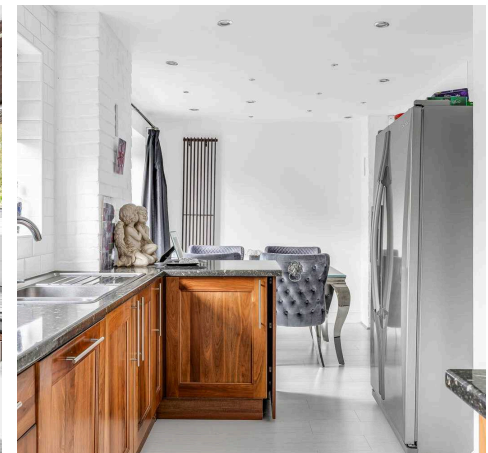
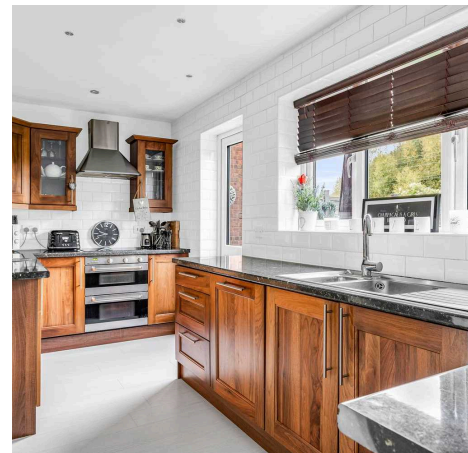
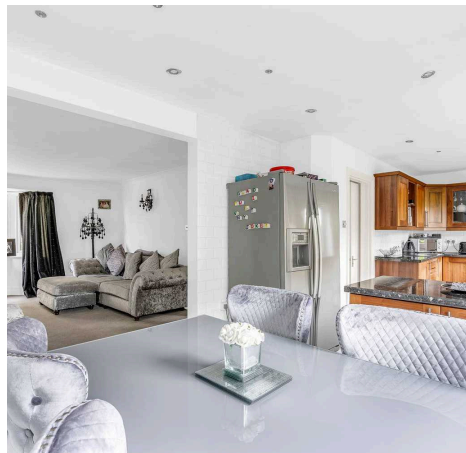
12 Cresset Close

Stanstead Abbotts, Ware

Lovely 4-bed detached home in a cul de sac within a popular riverside development near River Lea towpath & St Margaret's station. Features fitted kitchen, spacious living room, en suite, driveway, garage, and south/westerly garden. Close to amenities and RSPB Rye Mead.

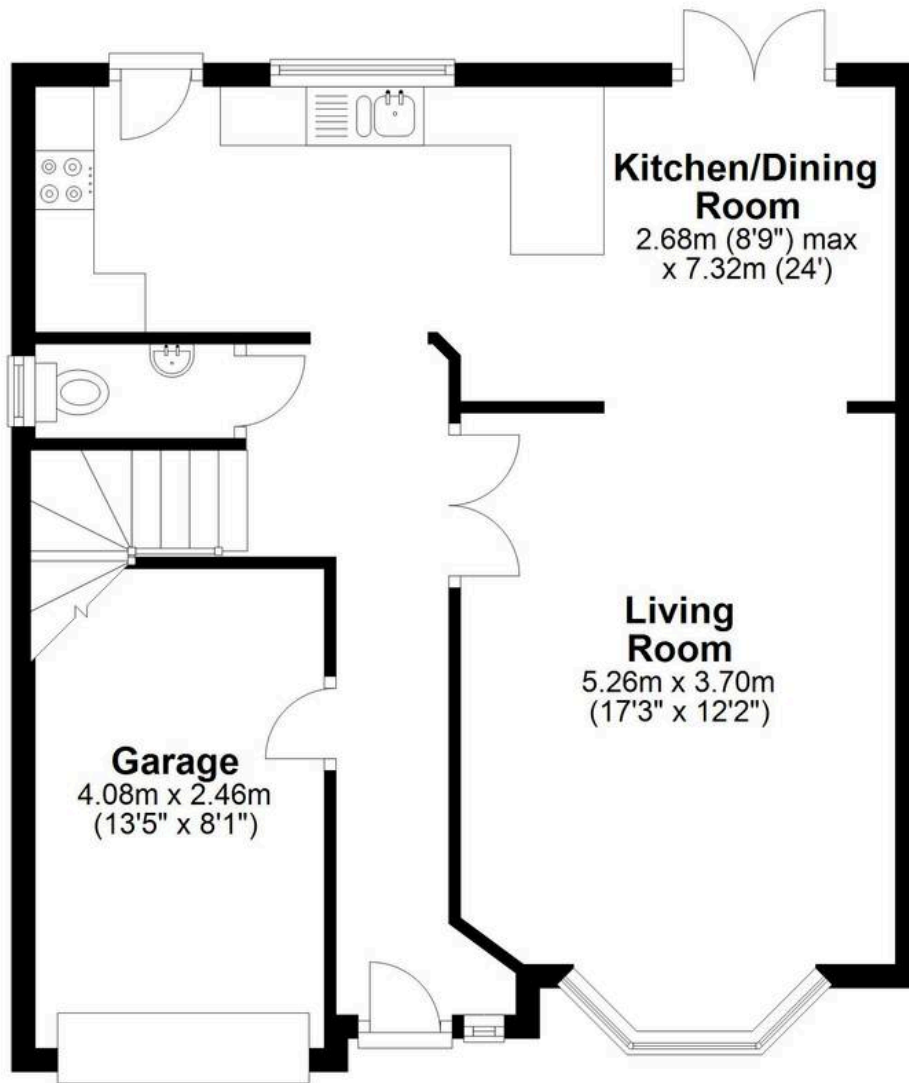
Council Tax band: F

Tenure: Freehold



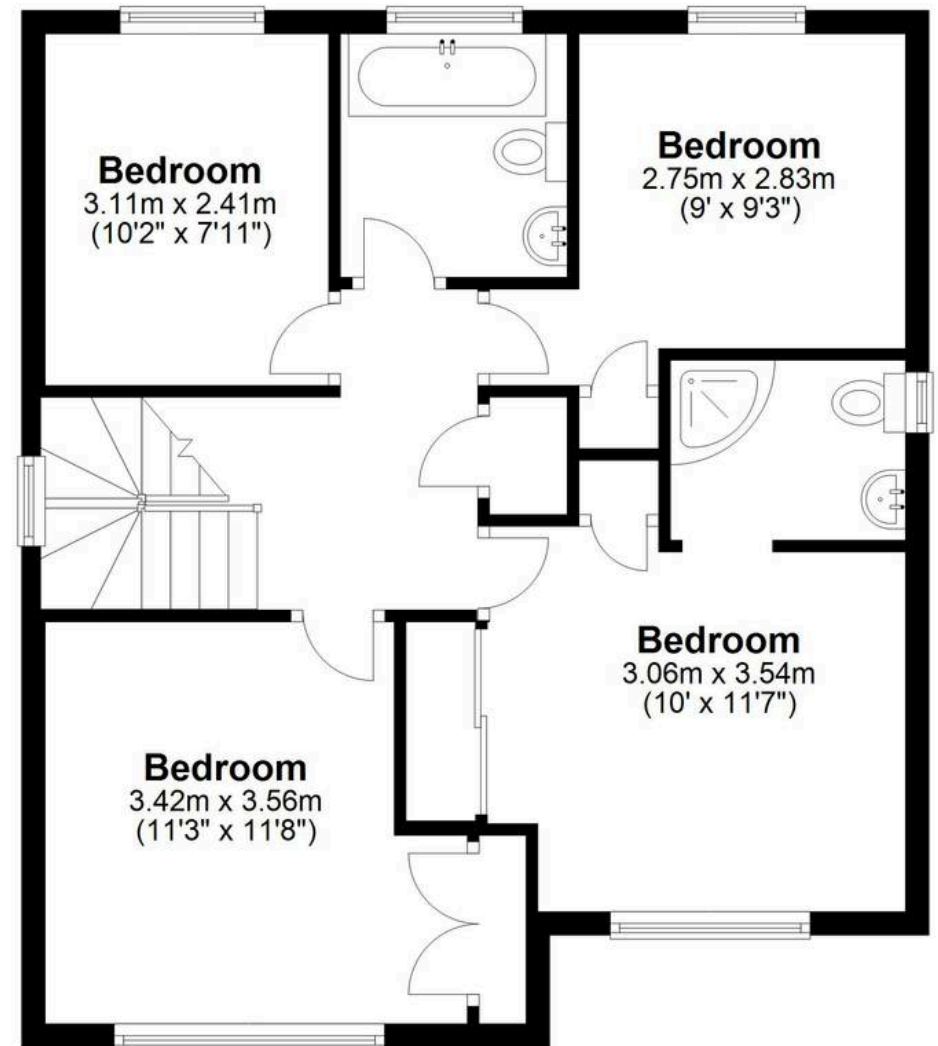
Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 116.3 sq. metres (1252.0 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 double glazed window to front aspect, stairs rising to first floor landing, radiator, tiled flooring, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, wall hung wash hand basin, fully tiled, radiator.

Living Room

17' 3" x 12' 2" (5.26m x 3.70m)

With double glazed bay window to front aspect, two radiators, feature fireplace, open to:

Kitchen/Dining Room

8' 10" x 24' 0" (2.68m x 7.32m)

Dining Room

With double glazed double doors opening onto the rear garden, vertical radiator, tiled flooring, open to:

Kitchen

With double glazed window and door onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated appliances, space for American style fridge/freezer, tiled splash back areas, tiled flooring.

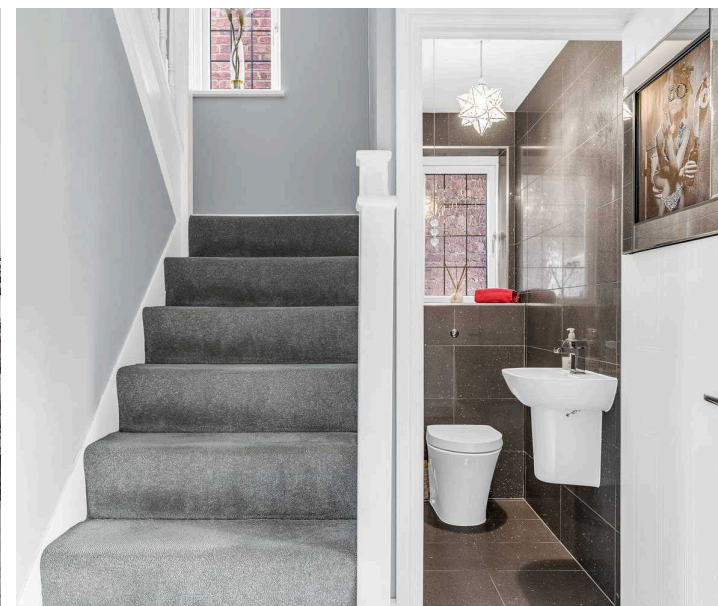
First Floor Landing

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

Bedroom One

10' 0" x 11' 7" (3.06m x 3.54m)

With double glazed window to front aspect, vertical radiator, built in storage cupboard, fitted wardrobe cupboard with mirrored sliding doors, door to:



En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large shower cubicle, dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.

Bedroom Two

11' 3" x 11' 8" (3.42m x 3.56m)

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

Bedroom Three

9' 0" x 9' 3" (2.75m x 2.83m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

Bedroom Four

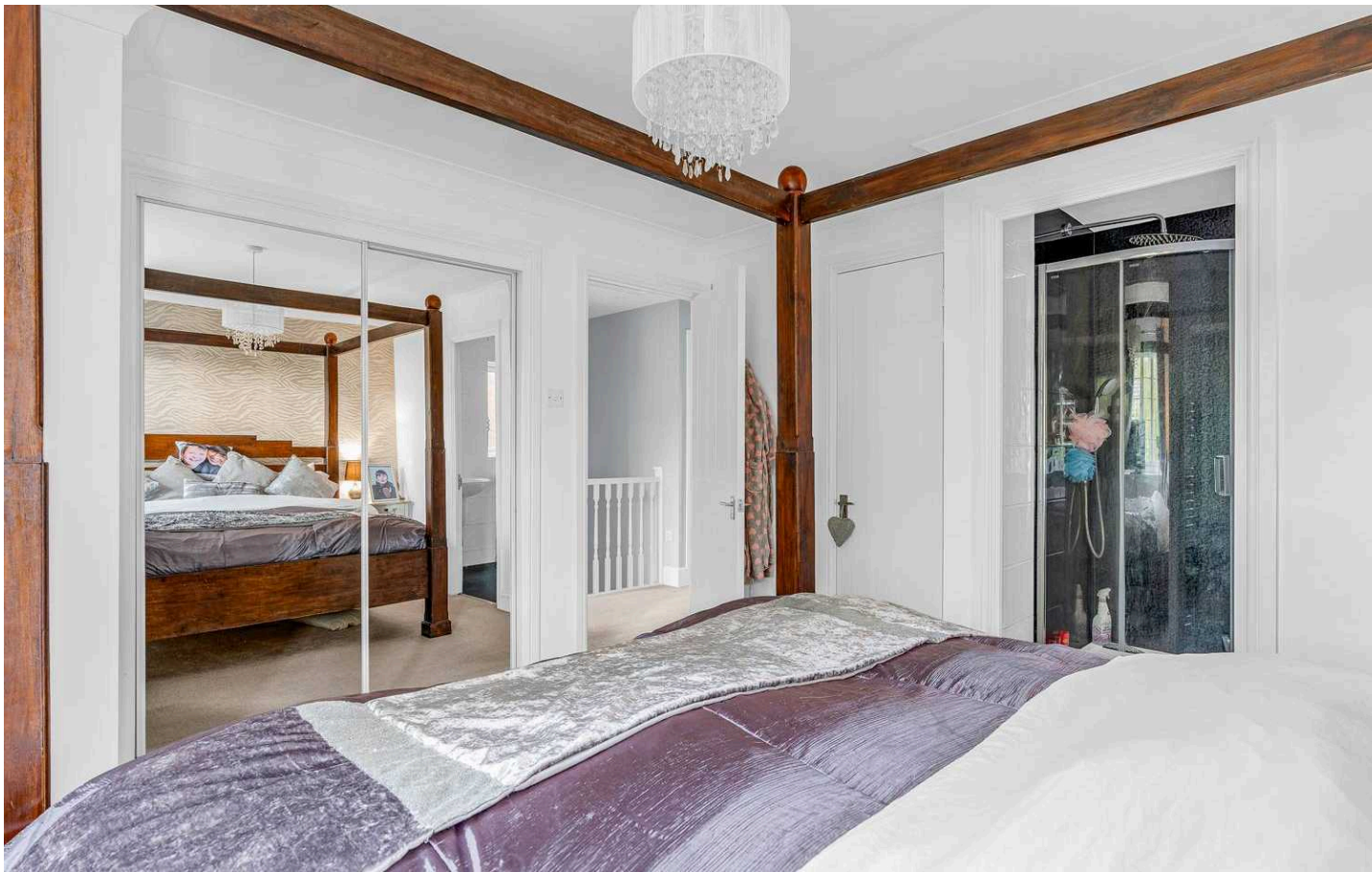
10' 2" x 7' 11" (3.11m x 2.41m)

With double glazed window to rear aspect, radiator.

Family Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, concealed cistern wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.





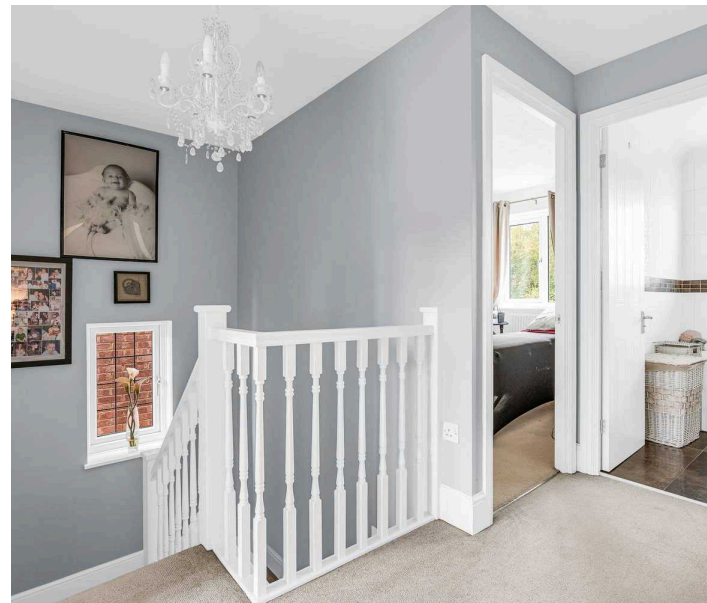
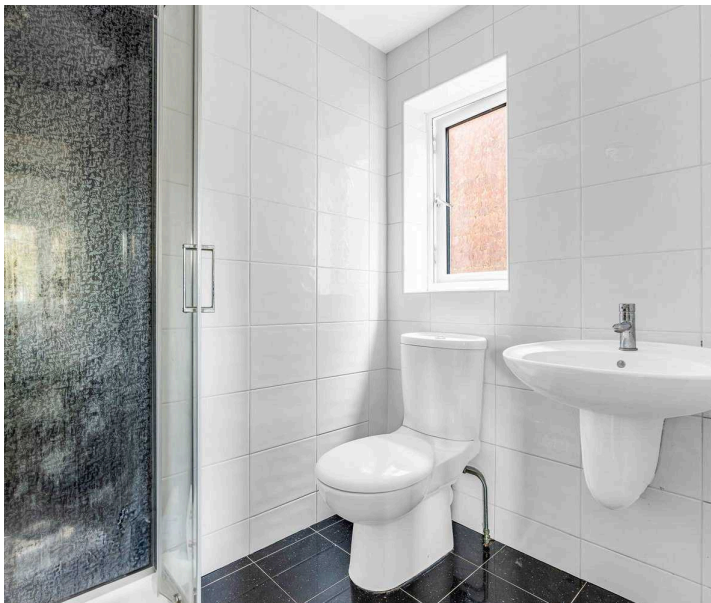
REAR GARDEN

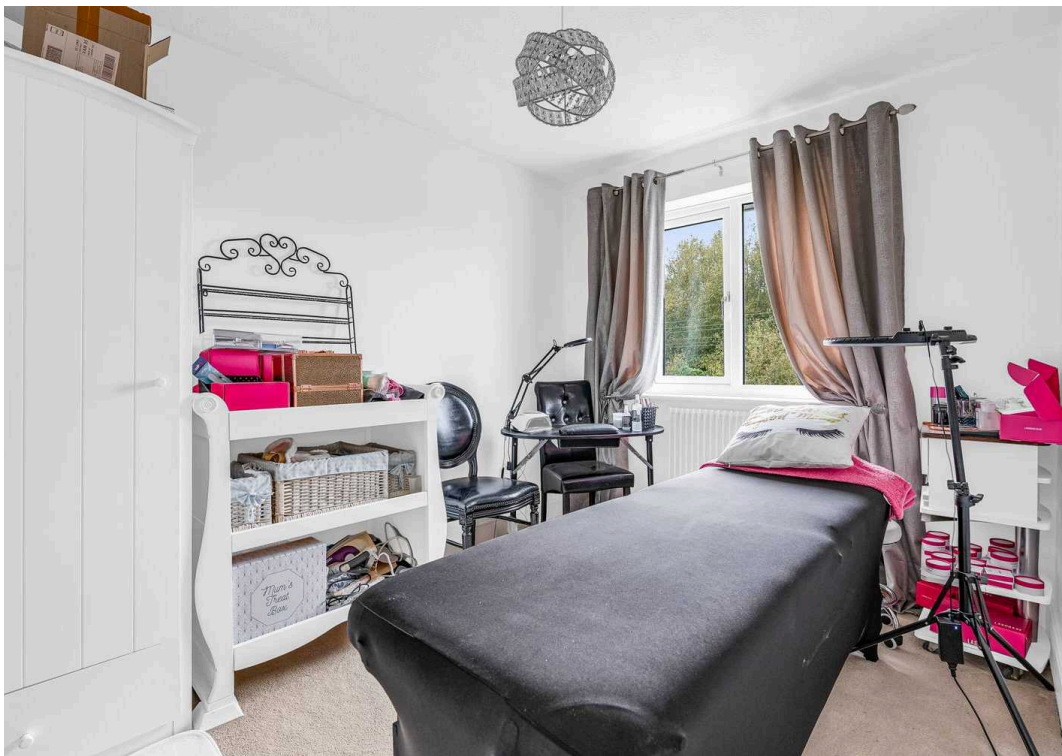
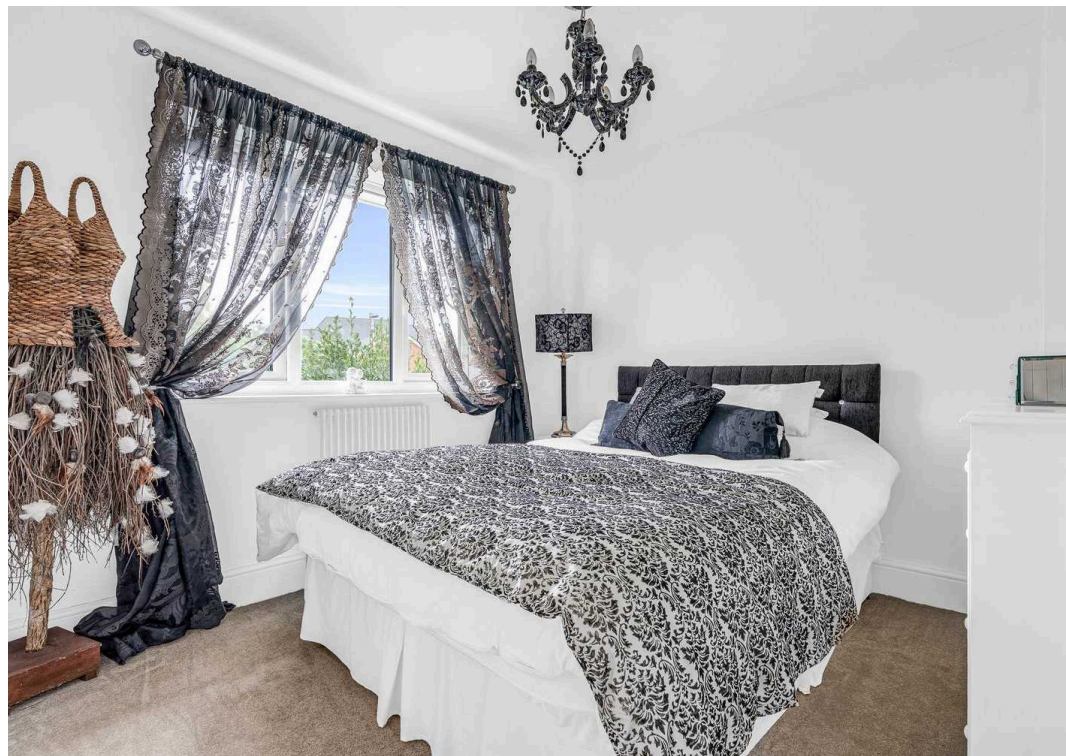
Well maintained south/westerly aspect garden with patio seating areas, the remainder laid to lawn with shrub border, gated access to the front.

GARAGE

Single Garage

Driveway providing off street parking which in turn gives access to the integral garage with up and over door to front aspect and personnel door to the entrance hall, measuring approximately 4.08 x 2.46 (13'5 x 8'1).







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk