



**Elliot Heath**  
ESTATE AGENTS

**13 Kingfisher Close, Stanstead Abbotts**

Guide Price **£800,000**

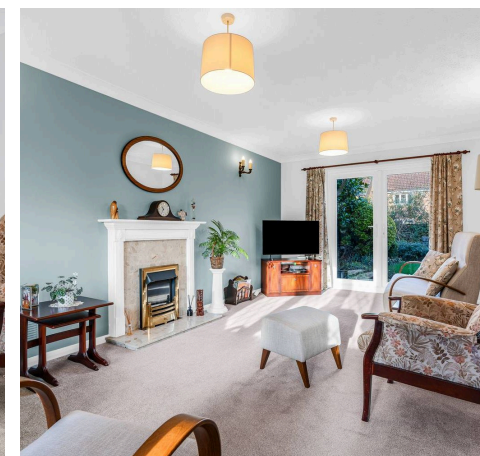
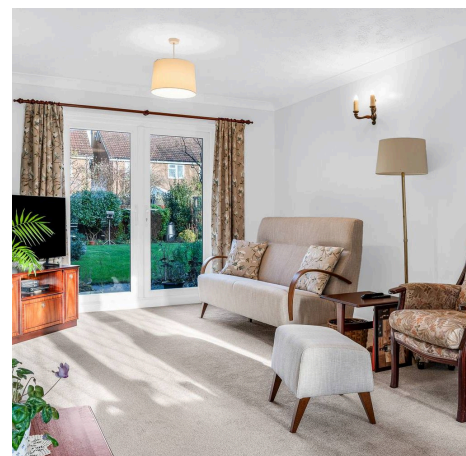


# 13 Kingfisher Close

Stanstead Abbots, Ware

4-bed detached home in Stanstead Abbots. Features living room, dining room, kitchen, utility, office, wc, en suite, bathroom, driveway, double garage, & rear garden. Close to station & amenities. Council Tax band: G

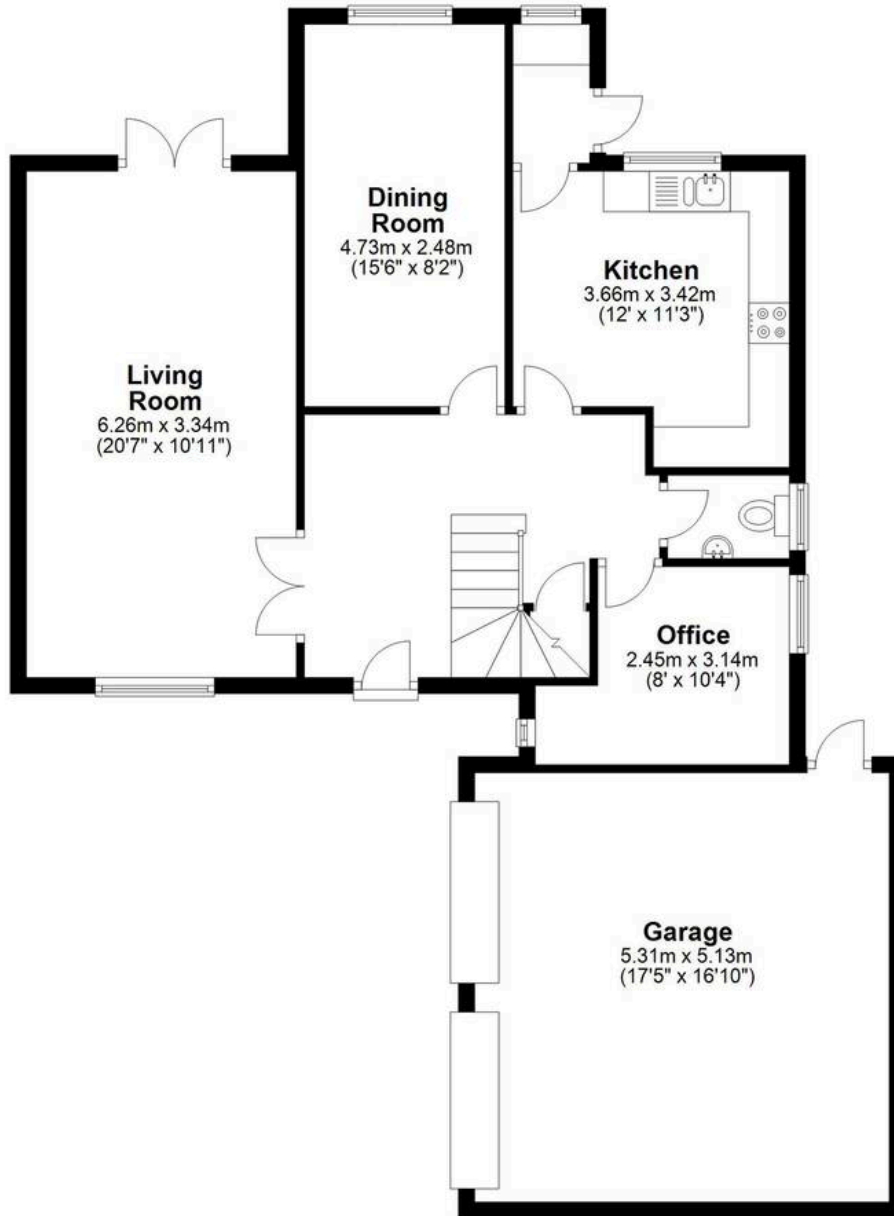
Tenure: Freehold





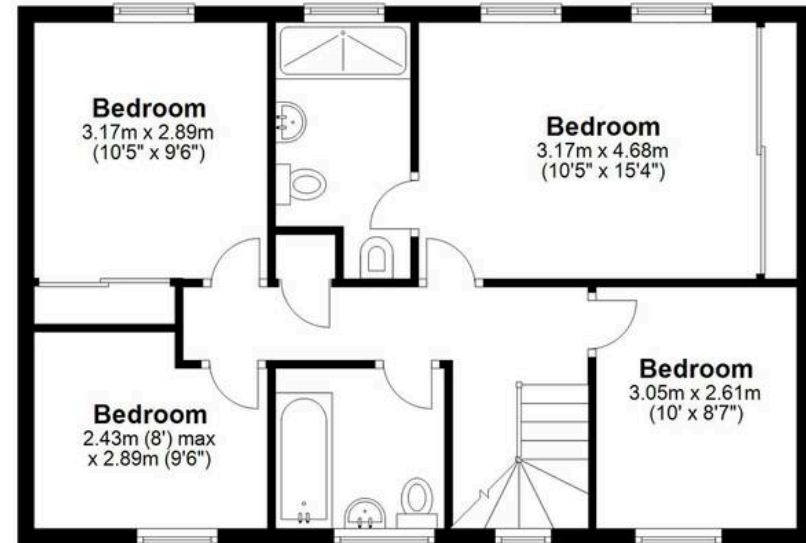
## Ground Floor

Approx. 96.3 sq. metres (1036.3 sq. feet)



## First Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



Total area: approx. 155.9 sq. metres (1678.3 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 stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

### Office

8' 0" x 10' 4" (2.45m x 3.14m)

With two double glazed windows to side aspect, radiator.

### Downstairs WC

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

### Kitchen

12' 0" x 11' 3" (3.66m x 3.42m)

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, water softener, built in double oven, hob with extractor over, integrated fridge/freezer, space for dishwasher, breakfast bar, tiled splash back areas, tiled flooring, radiator, door to:

### Utility

With double glazed window to rear aspect and door to rear garden, space and plumbing for washing machine, tiled flooring.

### Dining Room

15' 6" x 8' 2" (4.73m x 2.48m)

With double glazed window to rear aspect, radiator.

### Living Room

20' 6" x 10' 11" (6.26m x 3.34m)

Dual aspect with double glazed window to front aspect and double glazed double doors to the rear garden, radiator, feature fireplace.

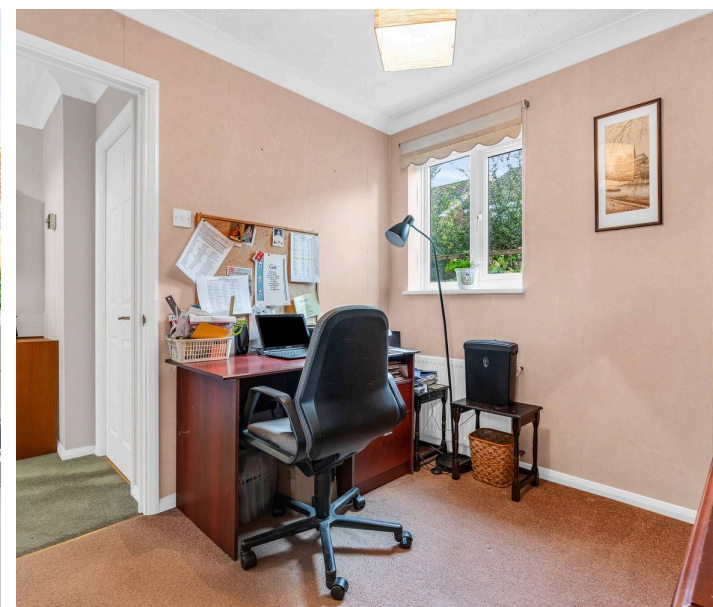
### First Floor Landing

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

### Bedroom One

10' 5" x 15' 4" (3.17m x 4.68m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards with mirrored sliding doors,





**Bedroom One**

10' 5" x 15' 4" (3.17m x 4.68m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards with mirrored sliding doors, door to:

**En Suite Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising walk in shower cubicle, pedestal wash hand basin, dual flush wc, bidet, fully tiled, radiator.

**Bedroom Two**

10' 5" x 9' 6" (3.17m x 2.89m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors.

**Bedroom Three**

10' 0" x 8' 7" (3.05m x 2.61m)

With double glazed window to front aspect, radiator.

**Bedroom Four**

8' 0" x 9' 6" (2.43m x 2.89m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.







## REAR GARDEN

The rear garden is of a good size with attractively landscaped borders with the remainder laid to lawn, a patio seating area and a summer house to the rear of the garden.

## DRIVEWAY

2 Parking Spaces

Generous block paved driveway giving access to the double garage and gated access to the rear garden.

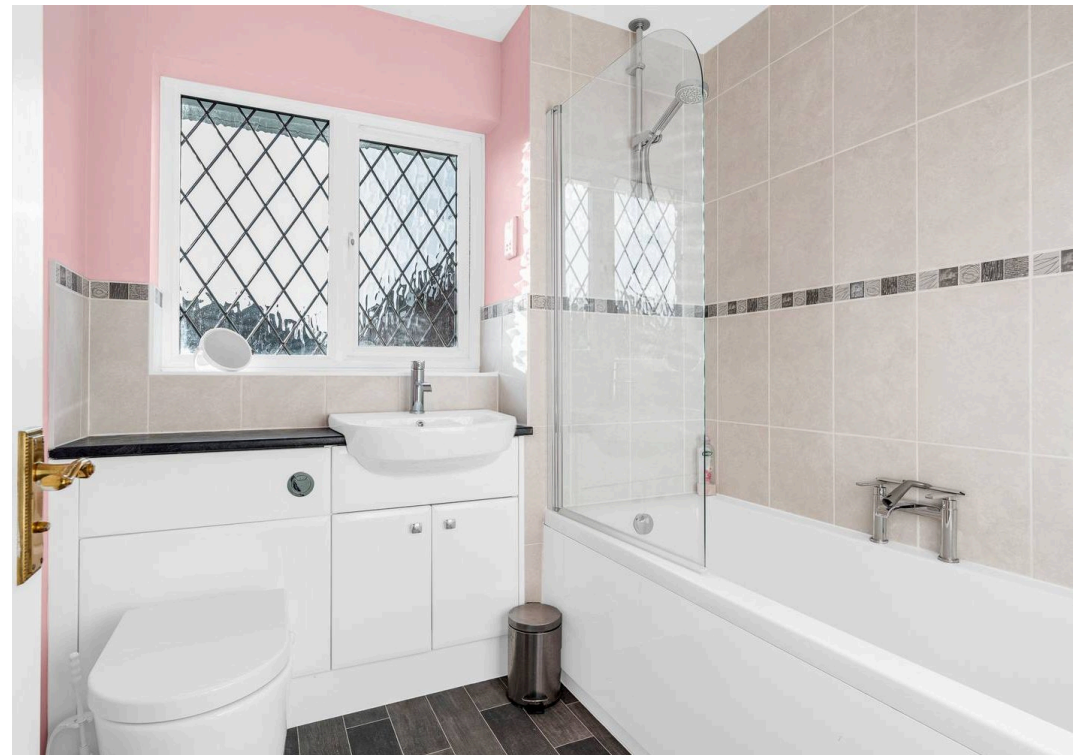
## GARAGE

Double Garage

Double garage with up and over doors to the front and personnel door to the rear garden.











## Elliot Heath Estate Agents

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