



Elliot Heath
ESTATE AGENTS

18 Chapelfields, Stanstead Abbotts
Guide Price £425,000

18 Chapelfields

Stanstead Abbotts, Ware

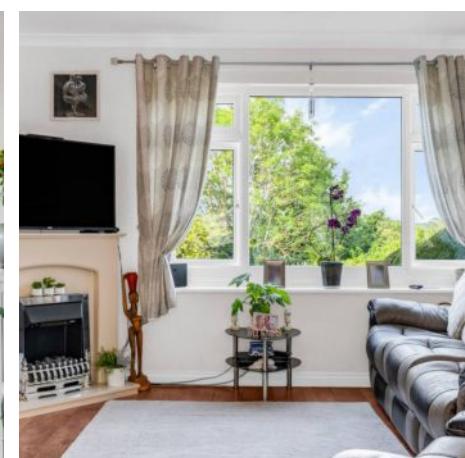
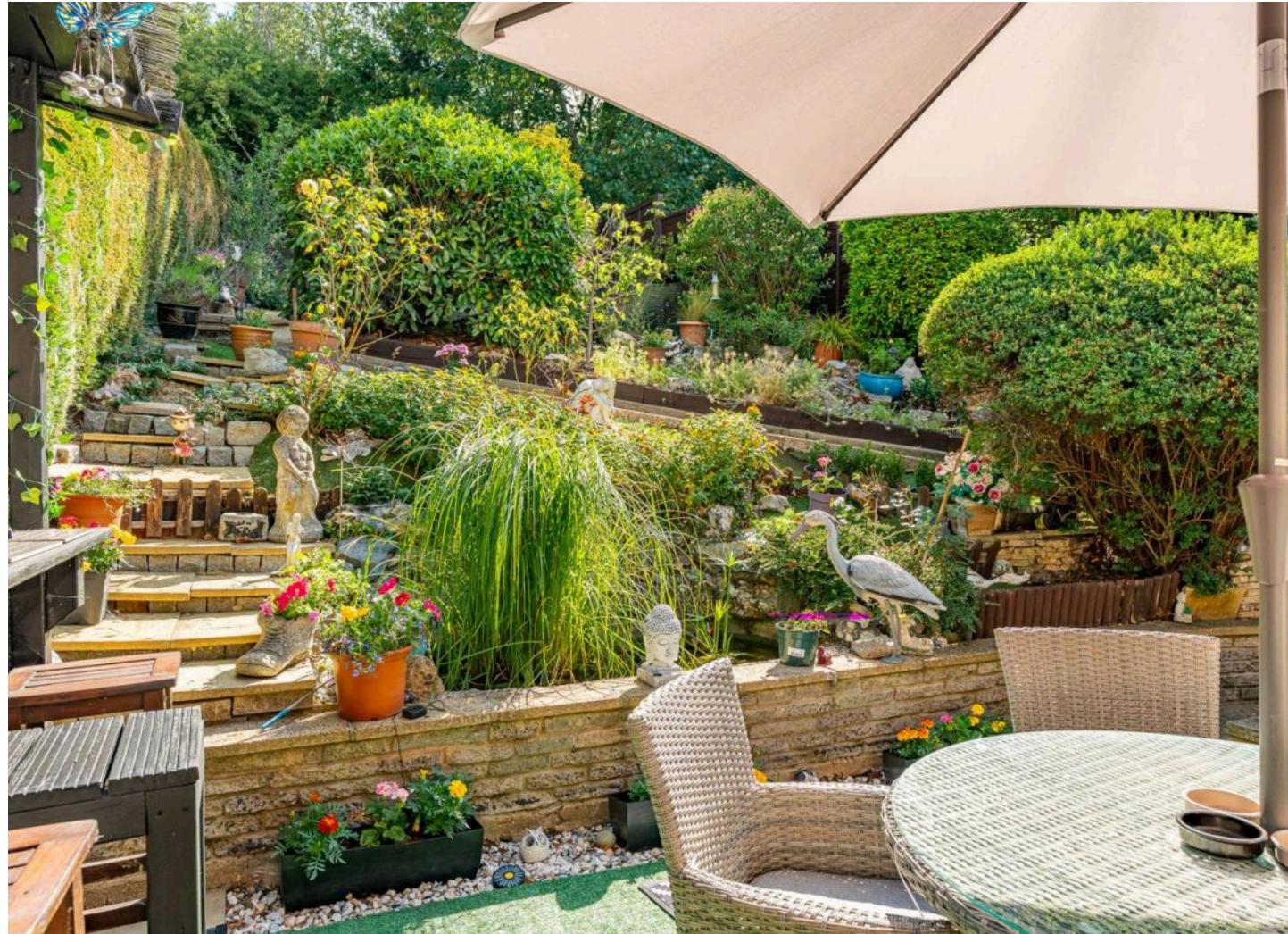
3-bed end of terrace with stunning views in Stanstead Abbotts. Spacious living/dining, fitted kitchen, attractive gardens, and close to amenities and transport links.

Council Tax band: C

Tenure: Freehold

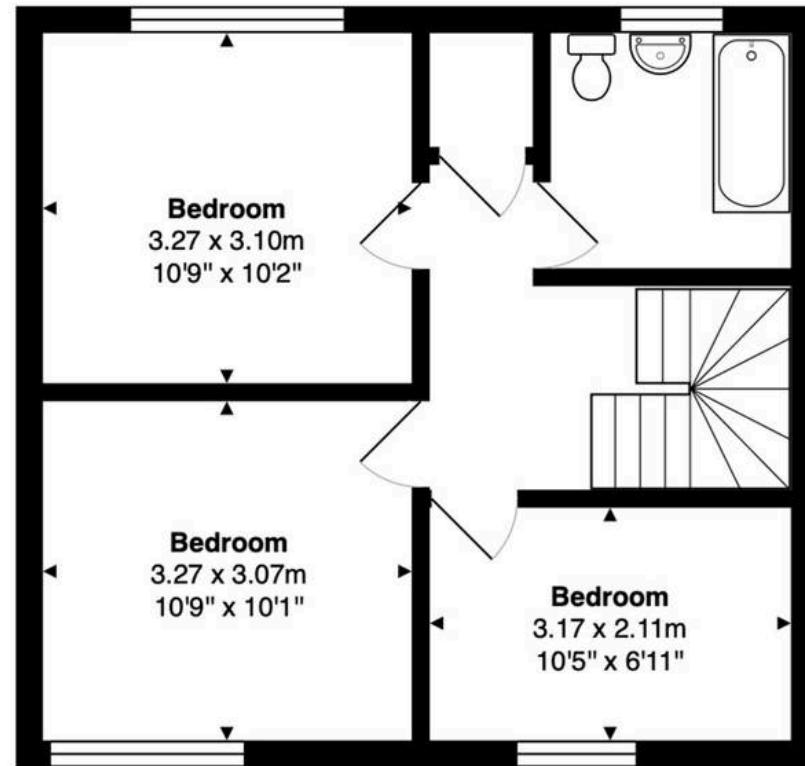
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 41.7 m² ... 449 ft²



First Floor
Area: 41.6 m² ... 448 ft²

Total Area: 83.3 m² ... 897 ft²

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, large built in storage cupboards, tiled flooring, radiator, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen

11' 9" x 6' 11" (3.57m x 2.12m)

With double glazed window and door on to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, open to:

Living/Dining Room

11' 1" x 20' 7" (3.39m x 6.27m)

Dual aspect with double glazed window to front aspect and double glazed sliding patio doors to the rear garden, wood effect flooring, radiator.

First Floor Landing

With built in storage cupboard, radiator, loft access, doors to:

Bedroom One

10' 9" x 10' 2" (3.27m x 3.10m)

With double glazed window to rear aspect, radiator.

Bedroom Two

10' 9" x 10' 1" (3.27m x 3.07m)

With double glazed window to front aspect, radiator.



Bedroom Three

10' 5" x 6' 11" (3.17m x 2.11m)

With double glazed window to front aspect, radiator.

Bathroom

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



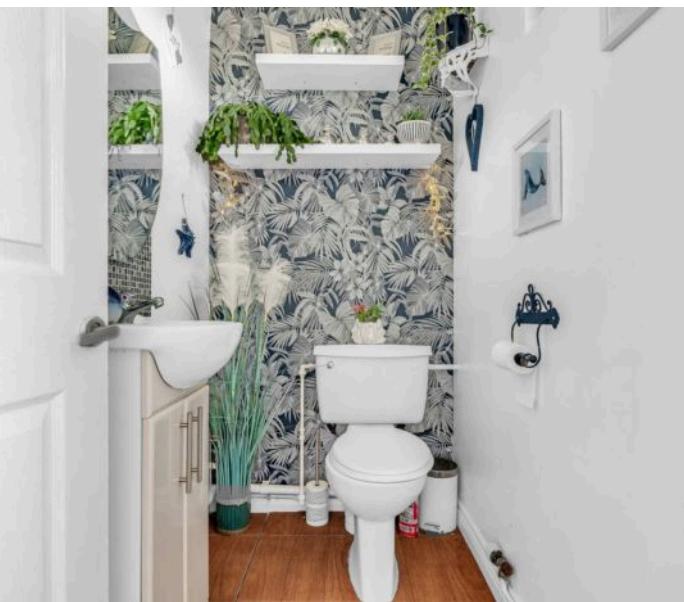
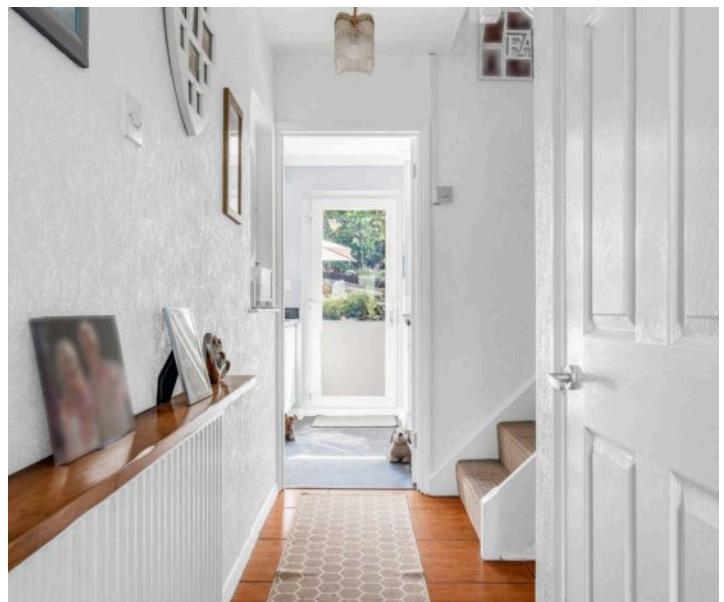


FRONT GARDEN

Attractively landscaped front garden with gated access to the rear garden.

REAR GARDEN

The mature and heavily stocked rear garden is unusually spacious being on a corner plot and is set over several levels comprising patio seating area and lawned areas, ornamental pond and timber garden shed.







Elliot Heath Estate Agents

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