



**Elliot Heath**  
ESTATE AGENTS

42 Orchard Close, Stanstead Abbotts  
Guide Price £385,000

# 42 Orchard Close

Stanstead Abbotts, Ware

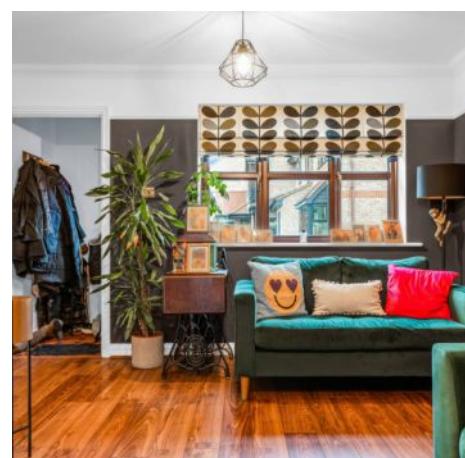
Well-presented two-bed end-terrace in a quiet cul-de-sac, close to the High Street and station. 24ft living/dining room, conservatory, southerly garden and parking for two.

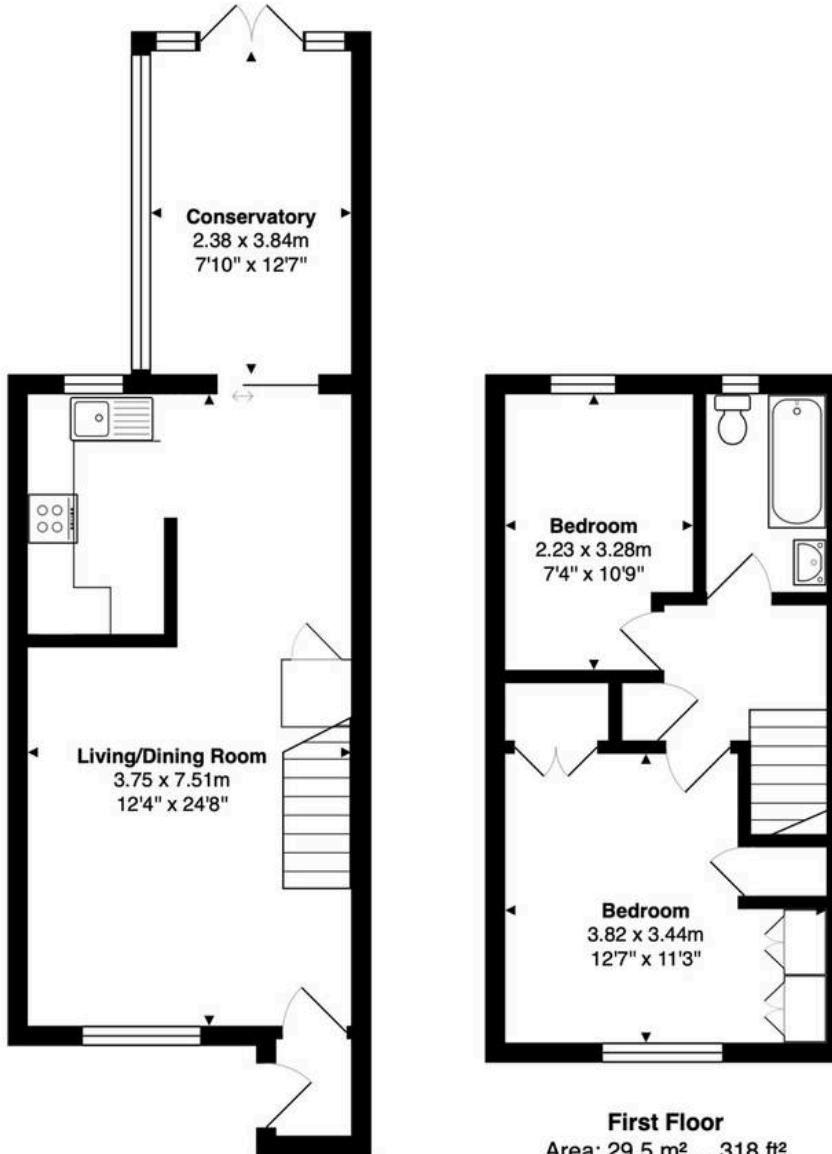
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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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)

## Accommodation

With upvc double glazed front door with leaded light inserts to:

## Entrance Lobby

With tiled flooring and multi pane door to:

## Living/Dining Room

12' 4" x 24' 8" (3.75m x 7.51m)

## Living Room

With upvc double glazed window to front aspect, wall mounted electric panel heater, wood effect flooring, stairs rising to first floor landing, open to:

## Dining Room

With Upvc double glazed doors to conservatory, wood effect flooring, deep under stairs storage cupboard, wall mounted electric panel heater, open to;

## Kitchen

With upvc double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surface over incorporating a sink and drainer unit, built-in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring.

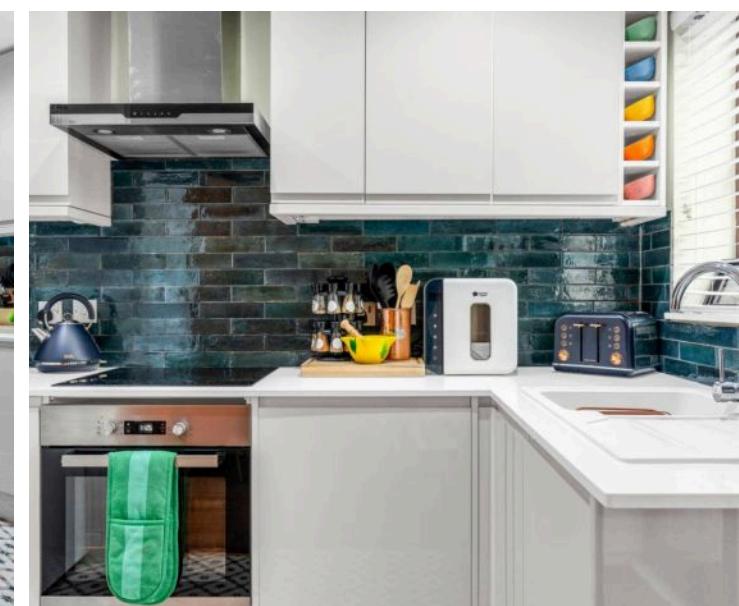
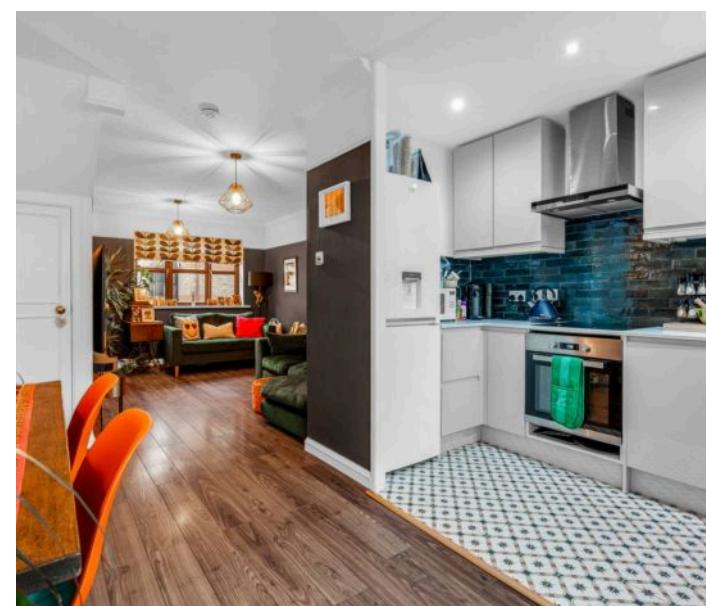
## Conservatory

7' 10" x 12' 7" (2.38m x 3.84m)

Of upvc double glazed construction with bespoke fitted blinds to windows, doors and glazed roof, tiled flooring, double doors opening onto garden.

## First Floor Landing

With loft access, airing cupboard housing pre-lagged hot water cylinder, doors to:



**Bedroom One**

12' 6" x 11' 3" (3.82m x 3.44m)

With Upvc double glazed window to front aspect, wood effect flooring, wall mounted electric heater, fitted wardrobe cupboards, recessed over stairs storage cupboard.

**Bedroom Two**

7' 4" x 10' 9" (2.23m x 3.28m)

With upvc double glazed window to rear aspect, wall mounted electric heater.

**Bathroom**

With upvc double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.





## REAR GARDEN

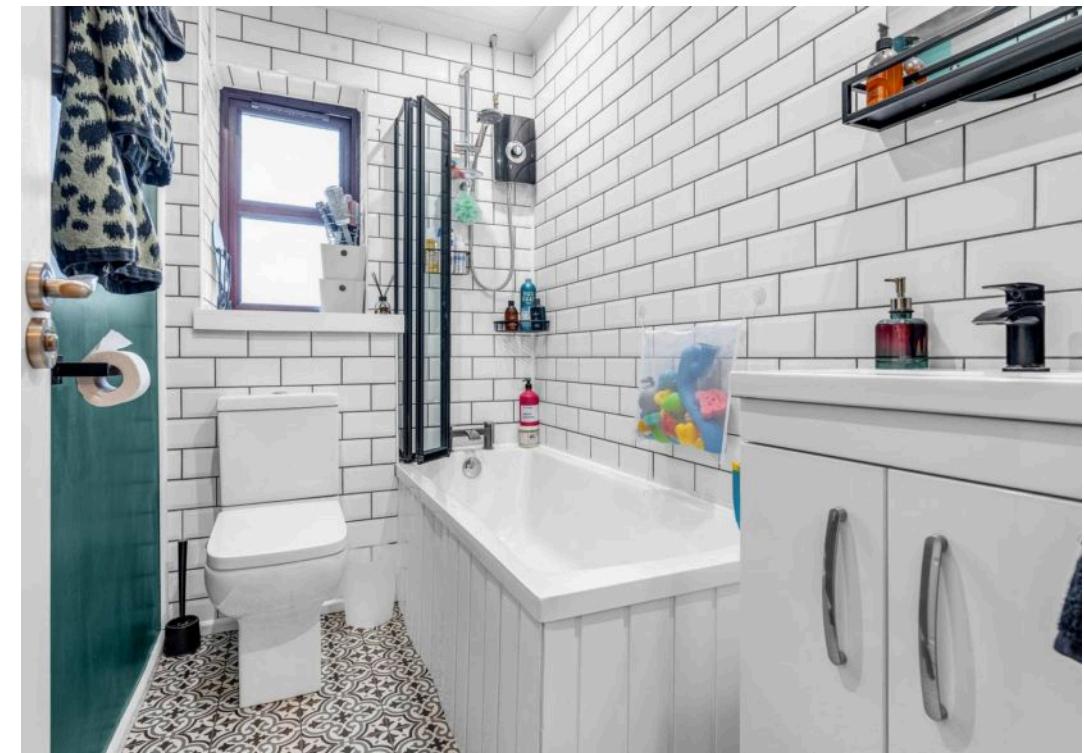
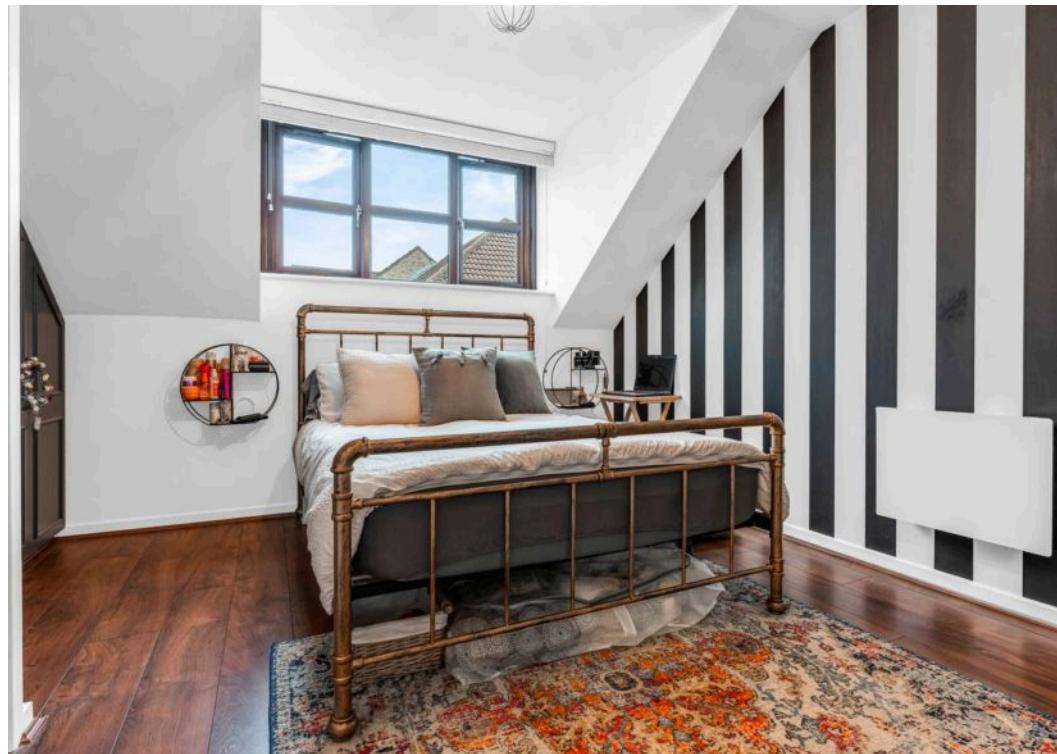
Fully enclosed southerly aspect rear garden which is mainly paved for ease of maintenance with the remainder laid to lawn. Pedestrian gated side access takes you out to the parking area.

## ALLOCATED PARKING

2 Parking Spaces

There is a tandem length allocated parking bay directly adjacent to the property with further visitors parking bays close-by.







## Elliot Heath Estate Agents

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