



Elliot Heath
ESTATE AGENTS

38 The Granary, Stanstead Abbotts

Guide Price **£525,000**

38 The Granary

Stanstead Abbotts, Ware

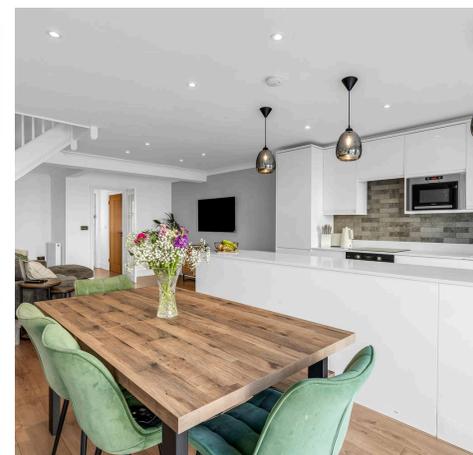
Stunning 3-bed family home in Stanstead Abbotts with open-plan kitchen, ensuite, walk-in wardrobe, landscaped garden, driveway & garage. Walk to St Margaret's Station, shops, schools & RSPB Rye Meads.

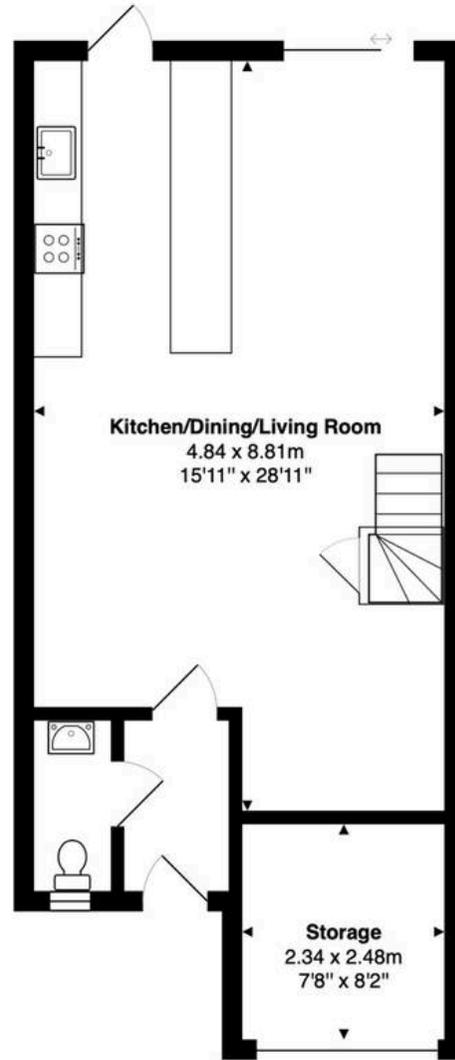
Council Tax band: D

Tenure: Freehold

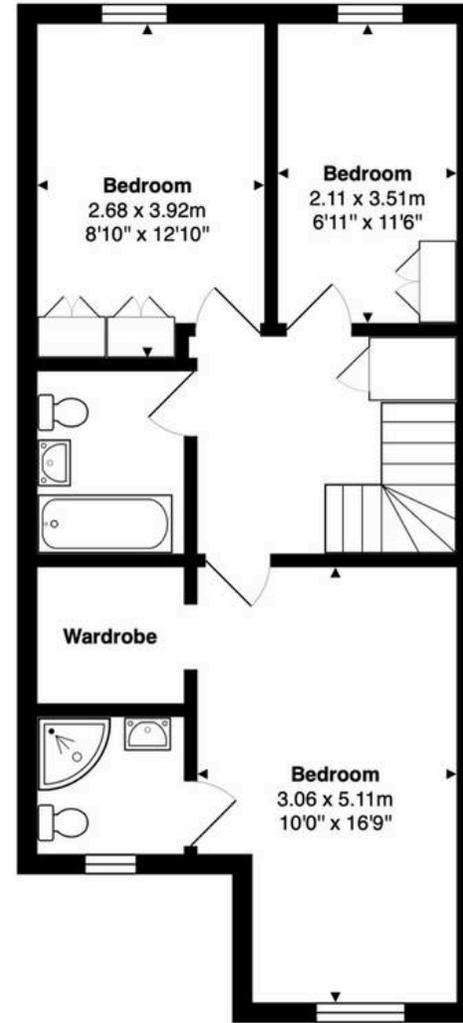
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 51.4 m² ... 553 ft²



First Floor
Area: 51.4 m² ... 553 ft²

Total Area: 103.7 m² ... 1116 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 wood flooring, radiator and doors to:

Downstairs WC

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

Kitchen/Dining/Living Room

15' 11" x 28' 11" (4.84m x 8.81m)

Living Room

With wood flooring, two radiators, stairs rising to first floor landing, understairs storage cupboard, open to:

Dining Room

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

Kitchen

With double glazed double doors to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood flooring.

First Floor Landing

With built in airing cupboard, radiator, doors to:

Bedroom One

10' 0" x 16' 9" (3.06m x 5.11m)

With double glazed window to front aspect, radiator, panelling to one wall, doors to:

Walk In Wardrobe

Fitted with hanging rails and shelving.



En Suite Shower Room

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

Bedroom Two

8' 10" x 12' 10" (2.68m x 3.92m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bedroom Three

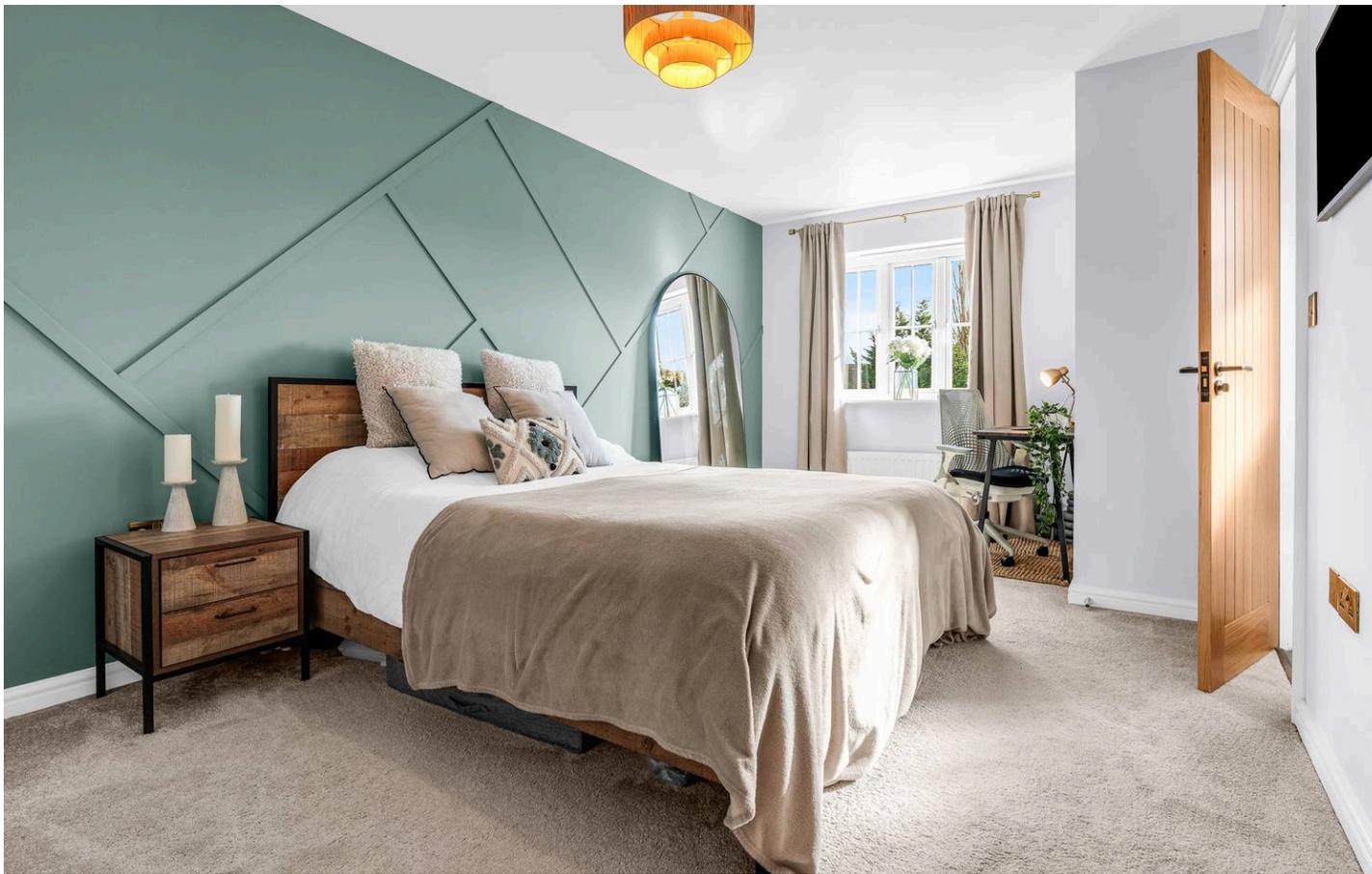
6' 11" x 11' 6" (2.11m x 3.51m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





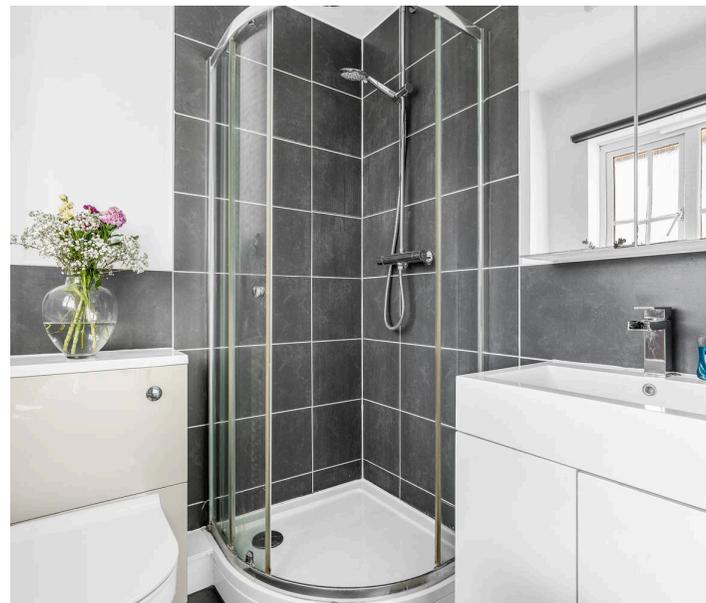
REAR GARDEN

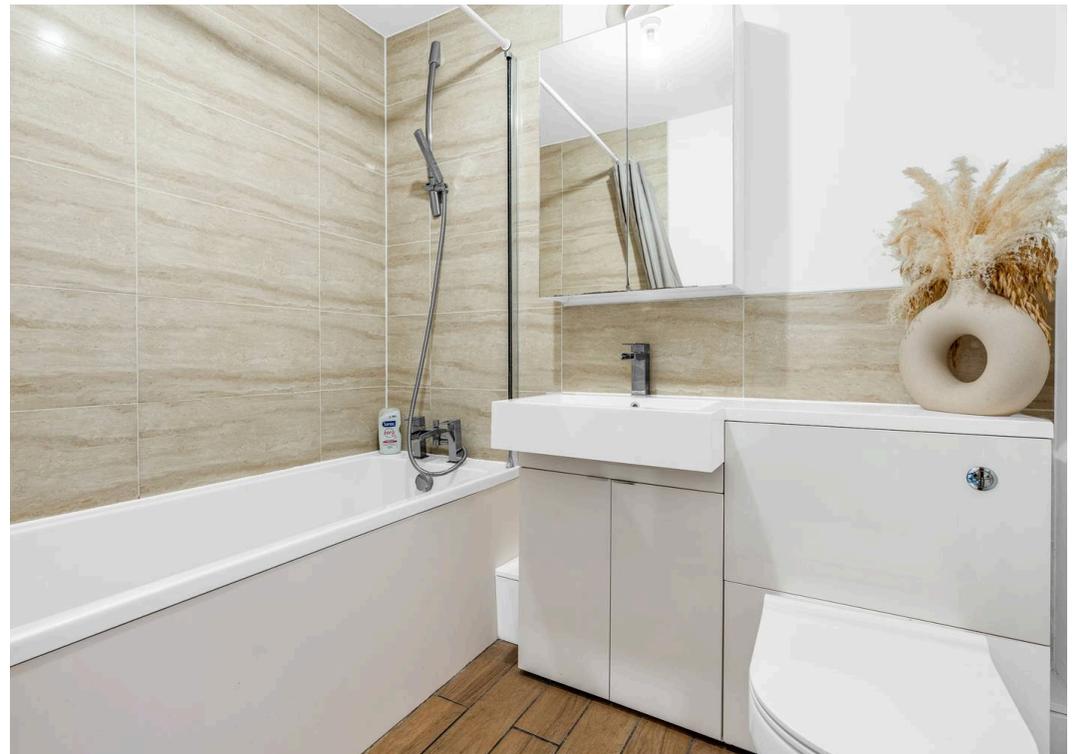
The low-maintenance, landscaped rear garden is laid with an artificial lawn and a patio seating area.

DRIVEWAY

2 Parking Spaces

To the front there is a driveway providing off street parking which leads to the garage/store.







Elliot Heath Estate Agents

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