



Elliot Heath
ESTATE AGENTS

11 Hillside Crescent, Stanstead Abbotts

Guide Price £535,000

11 Hillside Crescent

Stanstead Abbots, Ware

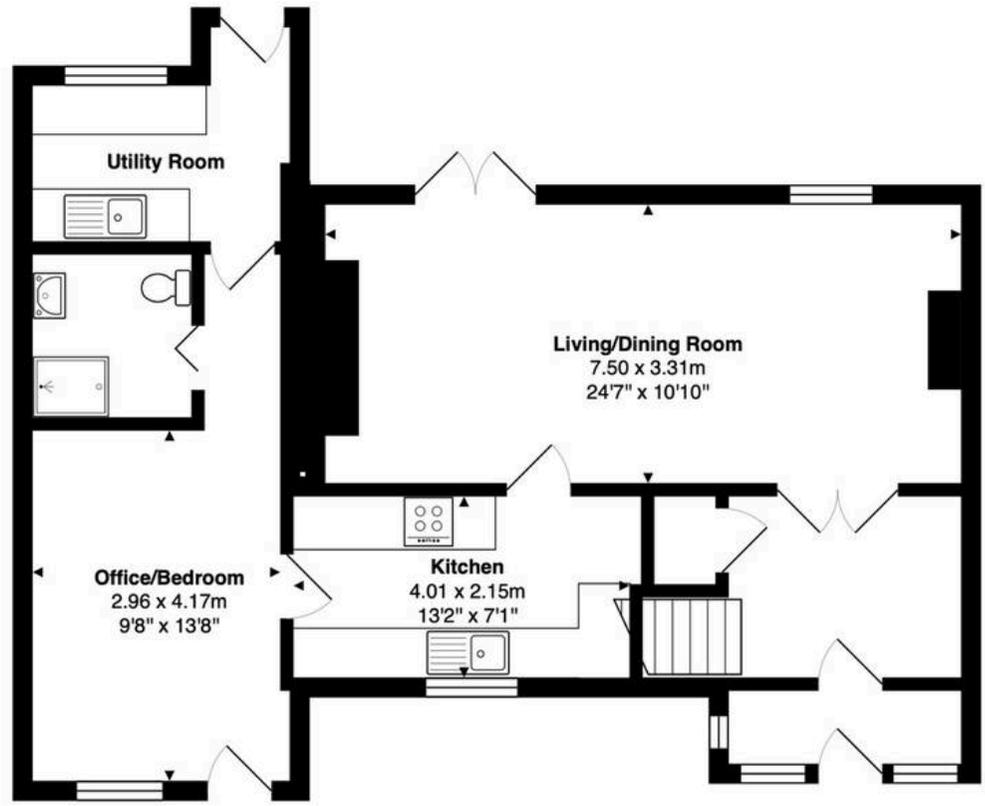
Refurbished & extended semi in a peaceful setting,
within walking distance of High Street & station.
Spacious & versatile accommodation, potential for a
self-contained annexe, parking, no chain.
Council Tax band: C

Tenure: Freehold

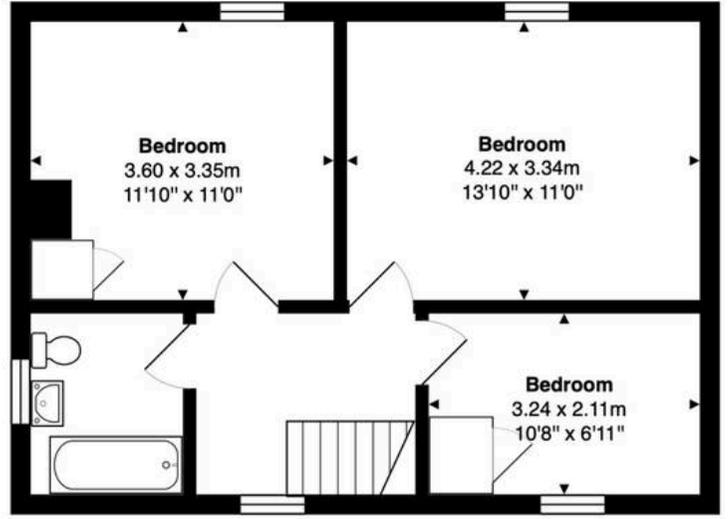
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
 Area: 72.1 m² ... 776 ft²



First Floor
 Area: 45.0 m² ... 484 ft²

Total Area: 117.1 m² ... 1260 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.

Entrance Lobby

With double glazed windows to front aspect, attractive tiled flooring, exposed brickwork, glazed doors to:

Entrance Hall

With wood flooring, stairs rising to first floor landing, radiator, built in storage cupboard, glazed double doors to:

Living/Dining Room

24' 7" x 10' 10" (7.50m x 3.31m)

Living Room

With double glazed window to rear aspect with fitted shutters, radiator, wood flooring, open to:

Dining Room

With double glazed double doors opening onto the rear garden, wood flooring, fitted display shelving and cupboards to the alcoves, door to:

Kitchen

13' 2" x 7' 1" (4.01m x 2.15m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, wood flooring, door to:

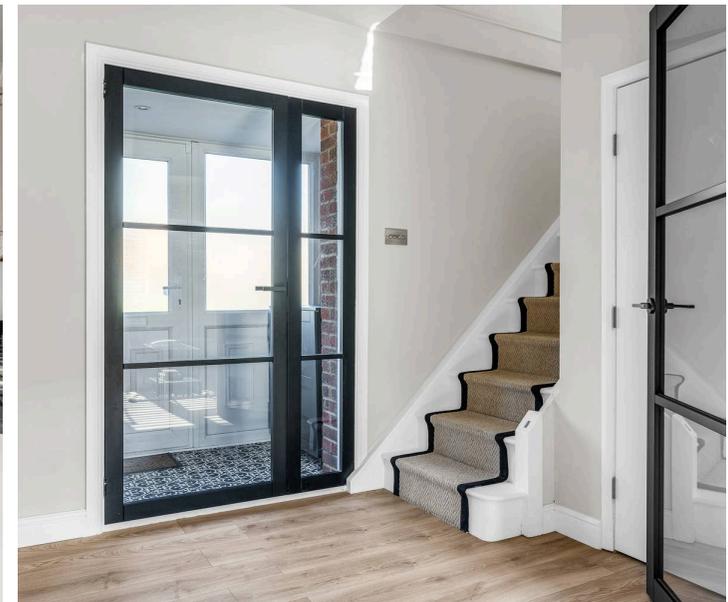
Office/Bedroom

9' 9" x 13' 8" (2.96m x 4.17m)

With double glazed window and entrance door to front aspect, radiator, wood flooring, doors to:

Recently Re Fitted En Suite Shower Room

Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail, under floor heating.



Utility Room

With double glazed window and door to the rear garden. Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, appliance space, wood flooring.

First Floor Landing

With double glazed window to front aspect with fitted shutters, wood flooring, loft access, radiator, doors to:

Bedroom One

13' 10" x 10' 11" (4.22m x 3.34m)

With double glazed window to rear aspect, wood flooring, radiator.

Bedroom Two

11' 10" x 11' 0" (3.60m x 3.35m)

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

Bedroom Three

10' 8" x 6' 11" (3.24m x 2.11m)

With double glazed window to front aspect with fitted shutters, radiator, wood flooring, built in storage cupboard, panelling to one wall.

Bathroom

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





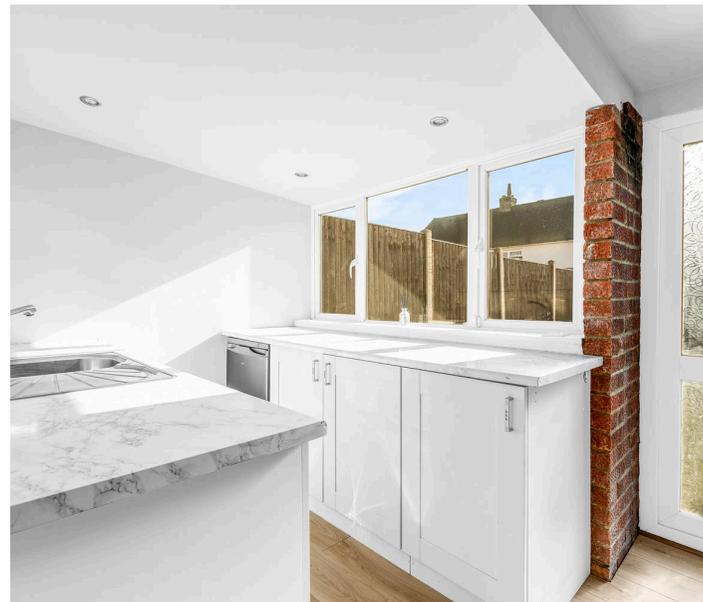
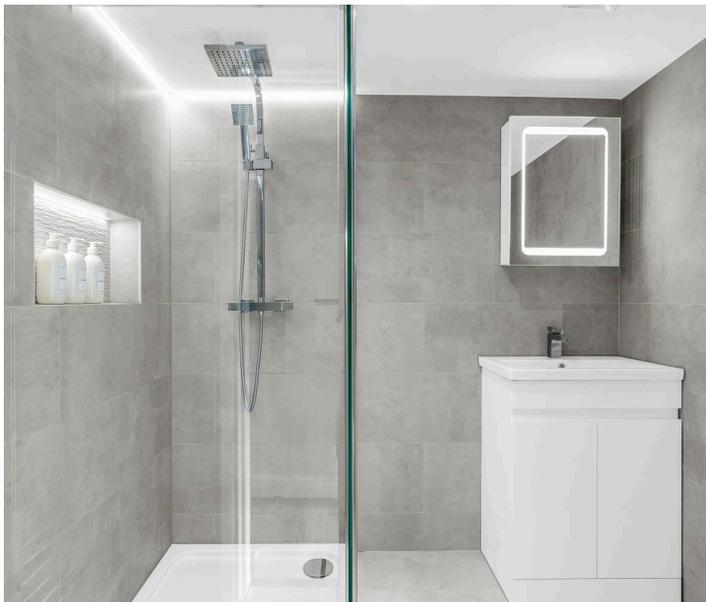
REAR GARDEN

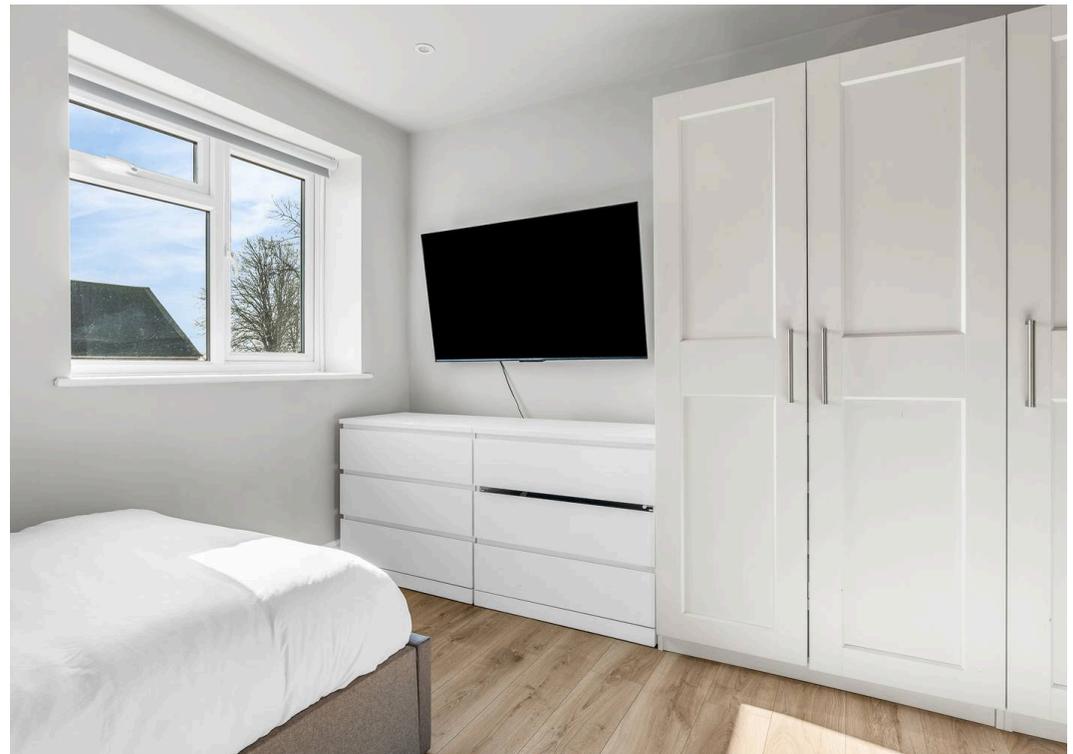
Outside, there is a good size south-easterly aspect rear garden commencing with a patio seating area with steps leading down to the lawn with timber garden shed. Outside taps to both the front and back of the property.

DRIVEWAY

3 Parking Spaces

Block paved driveway from three vehicles.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk