



**Oliver
Minton**
Sales & Lettings

**8 Woodcroft Avenue,
Stanstead Abbots**

Herts SG12 8HR

£415,000

CHAIN FREE...Having been in the same family ownership for nearly six decades, a rare opportunity to acquire this end terrace house that is located within comfortable distance of the village High Street and St Margaret's station. With tremendous scope to alter and enlarge, subject to the usual planning permissions, the property is generally well presented throughout, benefitting from Upvc double glazing and a gas central heating, however a degree of cosmetic improvement is required.

The current accommodation in brief provides: Entrance porch opening to reception hall, living room, kitchen, separate dining room, three bedrooms, modern shower room and separate w.c. Outside, an undercover passage to the side of the house with two brick-built outbuildings provide the opportunity to extend (s.t.p) and there are good size gardens to the front and rear of the house. Stanstead Abbots has a variety of village shops, Co-Op store/post office, doctors and dental surgery, a number of pubs and restaurants and a regarded village J.M.I. School. There are delightful walks to be enjoyed along the River Lee navigation and the New River with Lea Valley Regional Park close-by.





Accommodation

Front door opening to:

Enclosed Entrance Porch

Door opening to:

Reception Hall

Stairs rising to first floor. Radiator. Upvc double glazed window to side. Doors off to living room and kitchen.

Living Room 3.82m x 3.79m (12'6" x 12'5")

Upvc double glazed window to front aspect. Radiator. Coved cornice. Wall mounted gas fire.

Kitchen 3.34m max x 2.85m (10'11" max x 9'4")

Fitted with wall and base units with work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Spaces and plumbing for washing machine and spaces for fridge freezer and free standing oven. Deep under stairs storage cupboard. Floor standing gas fired boiler. Upvc double glazed window to rear overlooking the garden. Upvc part glazed door opening to undercover side passage. Door to:



Dining Room 2.89m x 2.78m max (9'5" x 9'1" max)

Upvc double glazed window to rear aspect. Radiator. Built-in recessed cupboards.

First Floor

Landing with access to insulated loft space. Door to airing cupboard housing hot water cylinder.

Bedroom One 3.31m x 2.99m (10'10" x 9'9")

Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobe cupboards and matching bedroom furniture.



Bedroom Two 3.25m x 2.89m (10'7" x 9'5")

Upvc double glazed window to rear. Radiator.

Bedroom Three 2.69m x 2.40m max (8'9" x 7'10" max)

Upvc double glazed window to front aspect. Radiator.

Shower Room

Fitted with a modern suite comprising: Large walk-in fully tiled shower with glazed screen. Vanity wash hand basin with mixer tap and cupboard below. Radiator. Upvc double glazed frosted window to rear.



Separate W.C.

Mid level flush w.c. Upvc double glazed frosted window to side.

Exterior

To the side of the house there is a covered passage with adjoining brick built outbuildings, one measuring 2.00m x 2.00m (6'6" x 6'6") and the other 1.84m x 0.98m (6'0" x 3'2") Together with the width of the passageway this space provides excellent potential to alter and enlarge the property subject to planning should an incoming purchaser wish to do so.

Front Garden

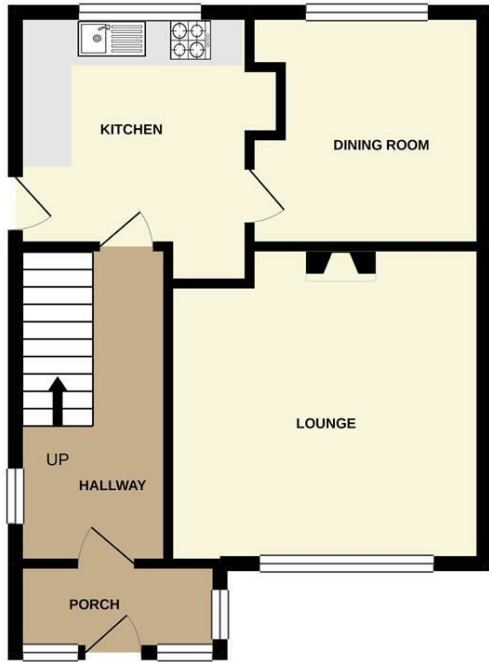
Attractive walled front garden with pathway and door leading to the rear. Laid to lawn with mature planting.



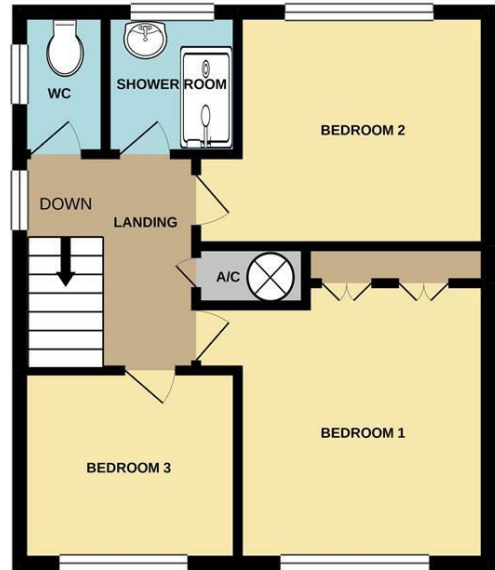
Rear Garden 13.72m x 9.14m (45' x 30')

To the immediate rear of the house there is a hard standing area with steps up to remainder of garden that is mainly laid to lawn with planted borders.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: TBC

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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