

# HUNTERS<sup>®</sup>

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## Horseshoe Court

Stanstead Abbots, SG12 8JA

Asking Price £220,000



Council Tax: B



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Asking Price £220,000



**\*\*\*Coming Soon\*\*\*** This one-bedroom ground floor flat is offered **\*\*for sale\*\*** in the heart of Stanstead Abbots and provides a practical base close to the village amenities.

The flat features an open-plan living area incorporating a fitted kitchen, offering a convenient space for everyday cooking and dining. There is one double bedroom and a shower room, together with gas central heating throughout. The property also benefits from allocated parking.

Stanstead Abbots village centre is within easy reach, with its selection of local shops, traditional pubs, cafés and everyday services along the High Street. The village sits alongside the River Lea and the nearby Lee Valley Regional Park, providing riverside walks, cycling routes and green open spaces.

For rail commuters, St Margarets railway station (Herts) is the nearest station, typically around a 5–10 minute walk from the village centre. Regular services run to London Liverpool Street via Tottenham Hale, with journey times from approximately 40–45 minutes, offering access to the Underground network and central London. Road links are also convenient, with the A10 providing routes towards London and Cambridge.

Nearby towns of Ware and Hertford offer a wider range of shops, restaurants, supermarkets and leisure facilities, all accessible by short drive or local bus routes.

This flat represents an opportunity to purchase a one-bedroom property in a village setting with access to transport, local amenities and riverside walks.

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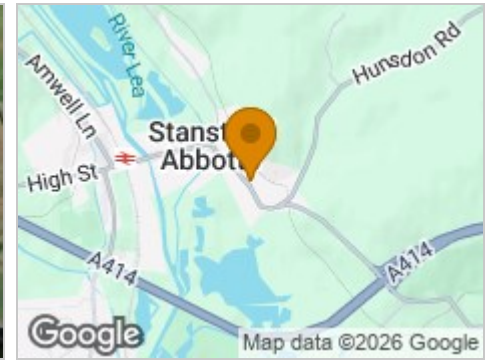
## Road Map



## Hybrid Map



## Terrain Map



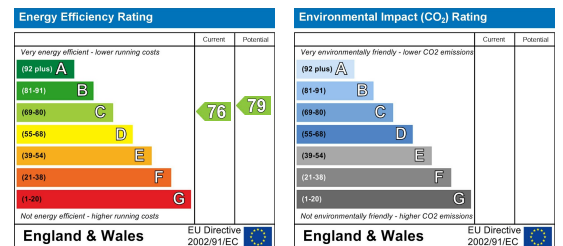
## Floor Plan



## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.