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Orchard Close, Stanstead Abbots, Herts, SG12 8AH



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Price £465,000

Located in Orchard Close Stanstead Abbots, Just a short walk from St Margarets station this delightful Semi Detached house offers a perfect opportunity to make an ideal family home.

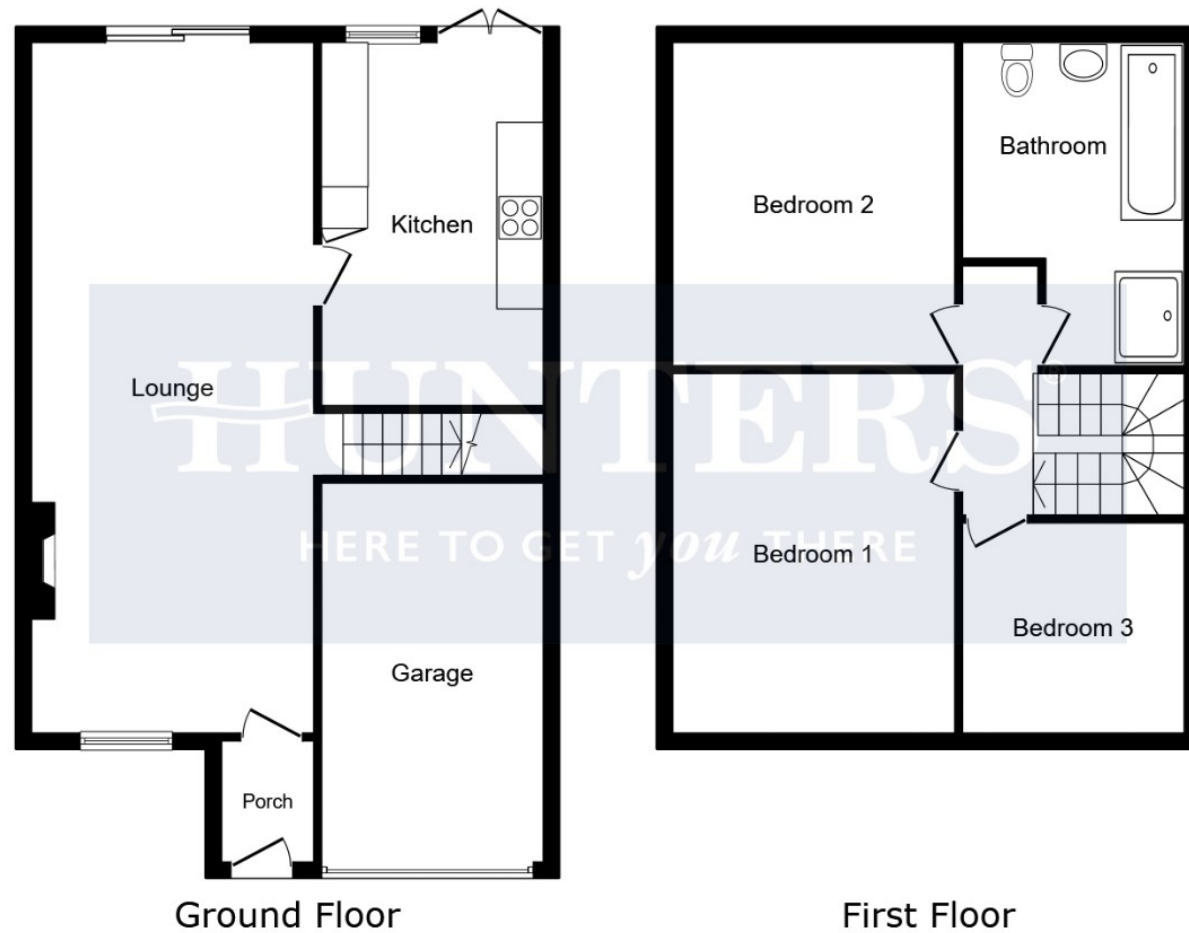
Entrance Porch leads into a spacious Living room / Diner extending to over 22 ft providing ample space for relaxation and entertaining guests. This versatile area can be tailored to suit your lifestyle, with patio doors overlooking the rear garden and access to the separate Kitchen. The natural light that floods these rooms creates a warm and inviting atmosphere.

The home features three well-proportioned bedrooms, with the Master bedroom featuring a Large front aspect window. The layout ensures that everyone can enjoy their own privacy while still being part of the household. The property includes a well-appointed large Bathroom with four piece suite.

One of the standout features of this home is the generous, Well maintained Rear garden plus Frontage that enables parking for Two vehicles and access to an Integral Garage.

In summary, this house in Orchard Close is a wonderful opportunity for those seeking a family-friendly home in a desirable location. With its spacious reception rooms, three bedrooms, and ample parking, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your own.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

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

**ENTRANCE PORCH**

3'9" x 3'9"  
UPVc Door into; Carpet floor, painted walls. Radiator:

**LOUNGE DINER**

22'2" x 10'5"  
Glass panel door into; Carpet flooring, painted walls.  
Laminate flooring to Dining area. Two Radiators. Window to front aspect. Patio Doors to rear aspect and access to rear garden. Full length window to rear aspect:

**KITCHEN BREAKFAST ROOM**

15'9" x 7'9"  
Glass panel Door into; Painted walls. Window to rear aspect, Door to rear garden. Ranging of matching wall and base units with space for Washing machine, Dishwasher and free standing Oven / hob:

**LANDING**

8'4" x 2'5"  
Carpet flooring, painted walls. Loft access.:

**MASTER BEDROOM**

11'1" x 8'9"  
Door into; Carpet flooring, painted walls. Large window to front aspect:

**BEDROOM TWO**

10'1" x 9'9"  
Door into; Carpet flooring, painted walls. Window to rear aspect:

**BEDROOM THREE**

10'1" x 8'  
Door into; Carpet flooring, painted walls. Window to rear aspect:

**BATHROOM**

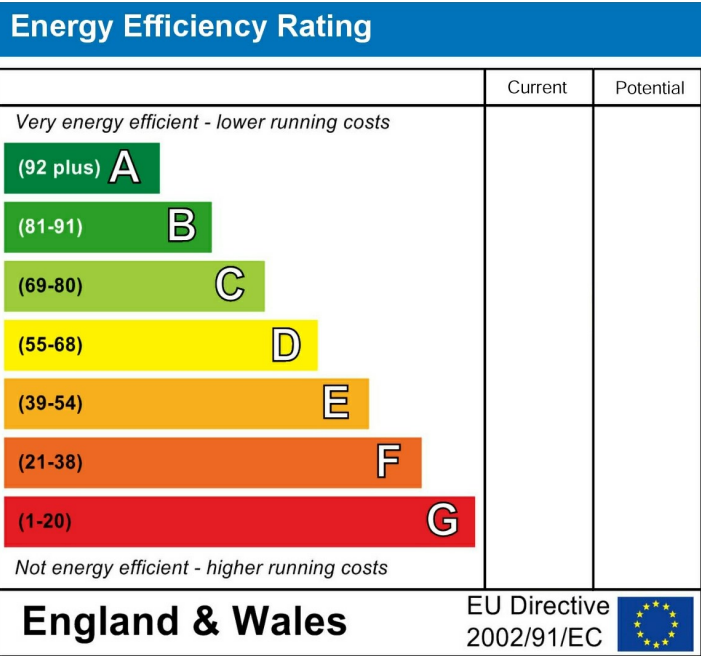
8'5" x 8'1"  
Large Bathroom with four piece suite comprising Low level WC, Basin, Panel Bath and Separate Shower cubicle:

**OUTSIDE**

FRONT:  
Driveway parking for Two Vehicles. Access to Integrated single Garage. Shrub borders.

GARAGE; Up and over door into. Power and Light.

REAR:  
Mainly laid to lawn with shrub borders. Large patio area. Shed. Side access to front.



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. 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.















