



## South Street, Stanstead Abbots, Herts, SG12 8AJ

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- WHITE BATHROOM SUITE
- REAR GARDEN EXTENDING TO 50 FT
- LOVELY CONDITION THROUGHOUT
- IDYLIC CHARACTER COTTAGE
- MODERN FITTED KITCHEN
- FENCED FRONT GARDEN
- EXCELENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

**Asking Price £389,995**





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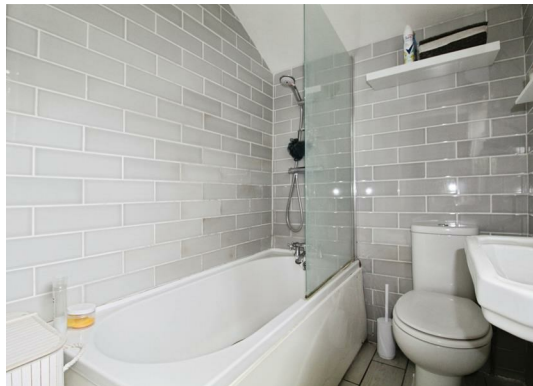
Presenting an immaculate two-bedroom terraced house, now available for sale in a highly sought-after location, ideally situated with convenient access to excellent public transport links. This thoughtfully maintained property combines style, comfort, and functionality.

Step inside to a welcoming open-plan reception room, designed to maximise space and natural light. This inviting living area features a charming fireplace, creating a warm and welcoming atmosphere.

Adjoining the reception area is a modern open-plan kitchen / Diner, equipped to meet all your culinary needs with a seamless layout that encourages social interaction. The property offers two generously proportioned double bedrooms, ensuring comfortable accommodation for residents and guests alike.

A well-appointed downstairs bathroom serves the home, providing convenience and ease. The property boasts an impressive EPC rating of C, reflecting its energy efficiency, and falls within Council Tax Band C.

The properties location provides easy access to local amenities and transport, making commuting effortless and daily errands simple. This terraced home is an exceptional find in today's market. Early viewing is highly recommended to appreciate the high standard of finish and prime location on offer. Arrange your appointment today to avoid disappointment.







**OPEN PLAN LIVING SPACE**  
24'7" x 12'12"  
Panel door into: Open plan living space with kitchen / Diner to rear. Painted walls, Laminate flooring. Dual aspect windows, feature fireplace, stairs to first floor. Range of matching modern wall and base units to kitchen area. integrated dishwasher, fridge freezer, oven, gas hob, extractor fan, work surfaces. Opens to inner hallway;

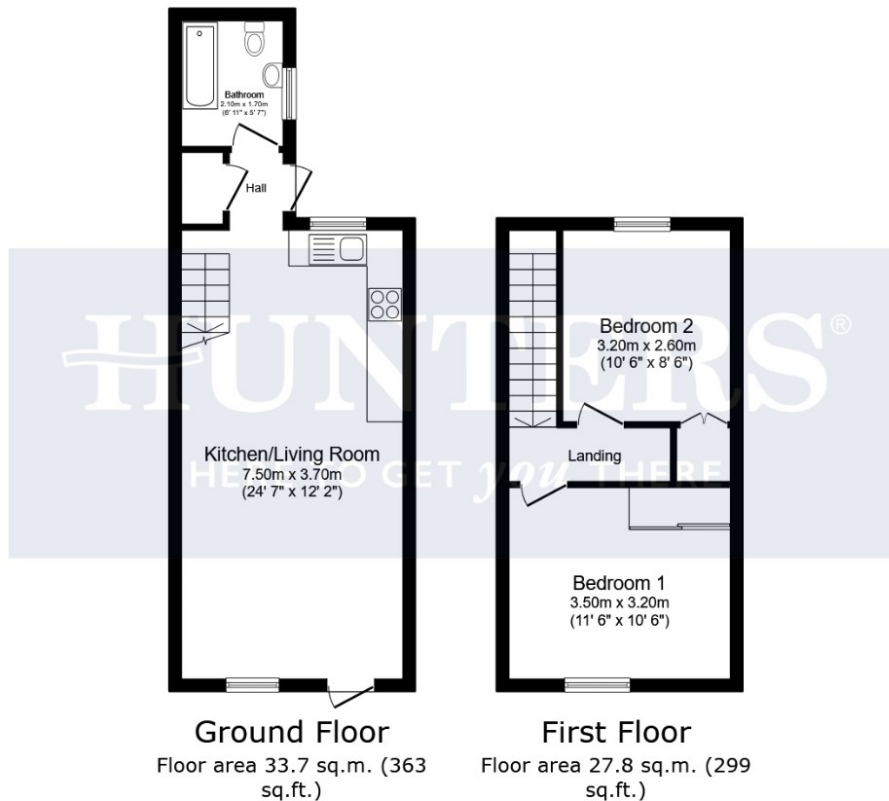
**INNER HALL**  
3'7" x 2'9"  
Door to rear garden, doors to bathroom and utility cupboard;  
**BATHROOM**  
7'1" x 4'9"  
Panel door into: Tiled walls. Panel enclosed bath with shower over, low level flush WC, wash basin, window to side aspect, extractor fan;

**LANDING**  
7'8" x 2'8"  
Doors to bedrooms, loft access.  
**MASTER BEDROOM**  
11'3" x 10'7"  
Wood panel Door into: Painted walls, Carpet flooring. Window to front aspect, built in wardrobe;

**BEDROOM TWO**  
10'4" x 8'  
Window to rear aspect. Built in wardrobe.  
**OUTSIDE**  
Font Garden.  
Enclosed with fence and Gate access. Pathway to door. Slate bed to side.

Rear Garden.  
Outbuilding with space for washing machine, side access.  
Rear garden with flower borders, patio to front, turf area and decked seating space to rear.  
**AGENTS NOTE**  
We are advised by the vendor of the following:  
Access allowed across the neighbours rear garden.  
Roof has been recently replaced with skylights fitted to rear.





Total floor area: 61.5 sq.m. (661 sq.ft.)

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)

### Viewings

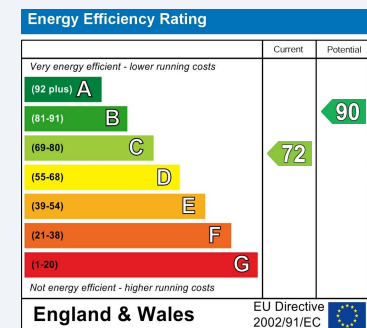
Please contact [stansteadabbotts@hunters.com](mailto:stansteadabbotts@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.