



HUNTERS[®]
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Orchard Close, Stanstead Abbotts, Herts, SG12 8AH

Asking Price £529,995

This immaculate three-bedroom semi-detached house is ****for sale**** in the sought-after village of Stanstead Abbots, offering well-planned accommodation and has been refurbished throughout.

The ground floor features an open-plan reception room with garden views with direct access via the feature "French Doors". The adjoining open-plan kitchen benefits from good natural light and a practical layout with a modern look.

Upstairs, the master bedroom includes built-in wardrobes, while two further double bedrooms provide flexible accommodation. The contemporary family bathroom is fitted with a white suite.

Externally, the property enjoys a private garden, Driveway parking and an Integrated garage.

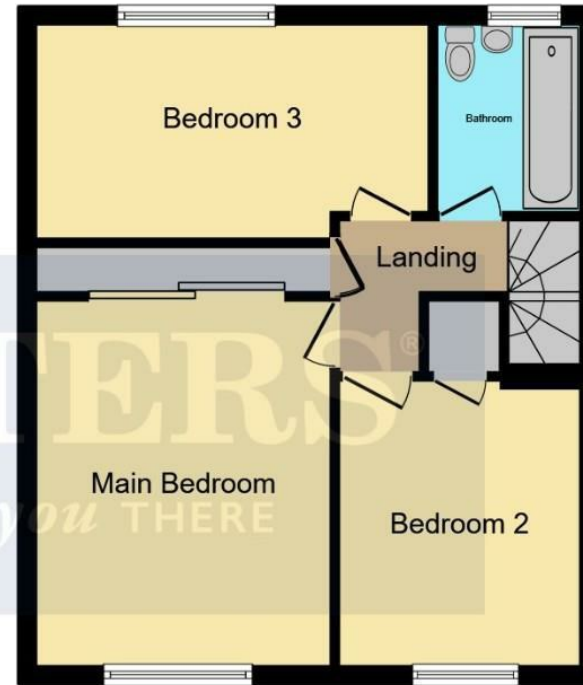
Stanstead Abbots offers a range of local amenities including village shops, cafés and pubs. The area is well regarded for its nearby schools and access to green spaces, walking routes and cycling routes, including riverside paths along the Lea and local nature reserves.

Public transport links are a key benefit, with St Margarets railway station within the village providing services to London Liverpool Street via Tottenham Hale, with typical journey times of around 40–45 minutes. Road links are convenient, with access to the A10 for routes towards London, Cambridge and the wider Hertfordshire area.

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Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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ENTRANCE LOBBY

8'4" x 4'7"

Double glazed window to front aspect, radiator, painted walls, Laminate flooring. Grey panel door to;

DOWNSTAIRS WC

4'9" x 2'6"

Modern white suite comprising Low level push flush w.c. And vanity sink unit. Panel Boarded walls, Laminate flooring;

LIVING ROOM

23'5" x 10'6"

Grey panel door into; Painted walls, Laminate flooring, UPVc Double Glazed window to side aspect. radiator, stairs rising to first floor. UPVc "French Doors" to rear garden. Through to;

KITCHEN

9'5" x 7'4"

Painted walls, Laminate flooring. Range of high gloss wall and base units incorporating a sink and drainer. Built in high level cooker, built in Electric hob with feature extractor over. Space and plumbing for washing machine. Integrated Dishwasher. UPVc Double glazed window to rear aspect;

LANDING

4'10" x 3'7"

Painted walls, Carpet flooring. Access to loft, airing cupboard, Grey panel doors to bedrooms and bathroom;

MASTER BEDROOM

12'6" x 8'6"

Painted walls, carpet flooring. UPVc Double glazed dual aspect windows to side and front. Fitted wardrobes, radiator;

BEDROOM TWO

9'6" x 9'6"

Painted walls, carpet flooring. UPVc Double glazed window to front aspect, Small in built cupboard. radiator;

BEDROOM THREE

11'8" x 7'6"

Painted walls, carpet flooring. UPVc Double glazed window to rear aspect overlooking the garden, radiator;

BATHROOM

7'2" x 7'1"

White Suite comprising panel enclosed bath with shower over. Wash basin and low level w.c. Panel Boarded walls, UPVc double glazed obscured window to rear aspect;

GARAGE

Integral single garage accessed via up and over door;

OUTSIDE

FRONT:

Driveway parking, Small brick wall Boarder;

REAR:

Side gated access to Street. Mainly laid to paving with fenced perimeters, planted borders, Large garden shed and covered pergola.

Agents Note

We are advised by the vendor of the following;

Gas Combination Boiler fitted within last two years. UPVc Double glazing fitted within last two years. The property is being offered with no upward chain.

Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;


- First time buyers
- Re-mortgages
- Buy to Let

• Life Assurance & Protection

Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 81307

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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









