



The Granary

St Margarets, SG12 8XH

£1,250 Per Calendar Month

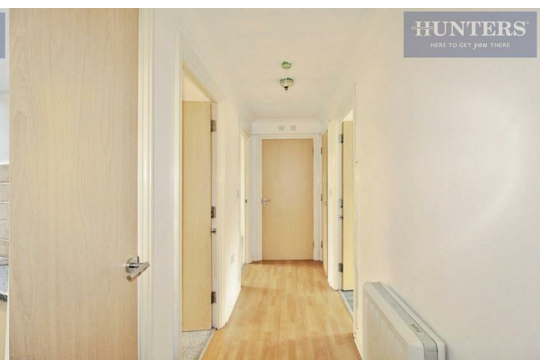
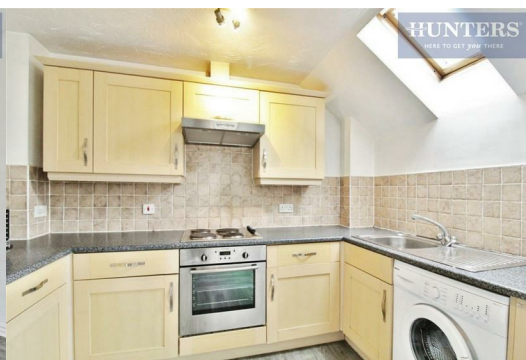


This two-bedroom top floor flat is to let in the popular village of Stanstead St Margaret's in Hertfordshire, offering convenient access to the local high street and St Margarets railway station. The property comprises an entrance hall leading to a spacious open plan living area and a fitted kitchen, providing a practical layout for day-to-day living. There is one double bedroom and one single bedroom, together with a bathroom featuring a white suite and shower over the bath. The flat also benefits from allocated parking.

St Margarets station is within easy reach, providing regular services to London Liverpool Street via the Hertford East line, with journey times typically around 45–55 minutes, making this location suitable for commuters. Services also connect to Ware, Hertford East and Broxbourne for onward links.

Stanstead Abbots village high street offers everyday amenities including local shops, public houses and services. Nearby Ware provides a wider range of supermarkets, restaurants and additional facilities. Residents can enjoy access to green spaces along the River Lea and local countryside walking routes, while Ware's Priory grounds and riverside areas offer further leisure options a short drive or train journey away.

This two-bedroom flat presents a practical rental opportunity in a well-connected Hertfordshire village setting, combining access to local amenities, rail links and allocated parking.



ENTRANCE HALL

Wood laminate flooring, wall mounted 'Dimplex' storage heater. Door to storage cupboard. Door to airing cupboard housing 'Megaflo' pressurized hot water cylinder with immersion heater. Doors to bedrooms, bathroom and to:

LIVING ROOM 14'0"x13'1" (4.27x3.99)

Two double glazed windows to front aspect. Wood laminate flooring, wall mounted 'Dimplex' night storage heater. Open to:

KITCHEN AREA 9'11"x6'0" (3.02x1.83)

Double glazed 'Velux' window. Range of fitted wall and base units, roll edged work surfaces incorporating stainless steel sink and drainer unit. Built in 'Electrolux' oven and hob with extractor unit above. washing machine. Tiled splashbacks, tiled flooring;

BEDROOM ONE 11'7"x10'1" (3.53x3.07)

Double glazed window to rear aspect. Wall mounted 'Dimplex' electric heater;

BEDROOM TWO 8'3"x7'7" (2.51x2.31)

Double glazed window to rear aspect. Wall mounted 'Dimplex' electric heater. Access hatch to loft storage;

BATHROOM 7'10"x5'7" (2.39x1.70)

White suite comprises: Low level WC, pedestal wash hand basin and panelled bath with shower attachment and fully tiled surrounds. Part tiled walls, ceramic tiled flooring. Wall mounted 'Dimplex' fan heater;

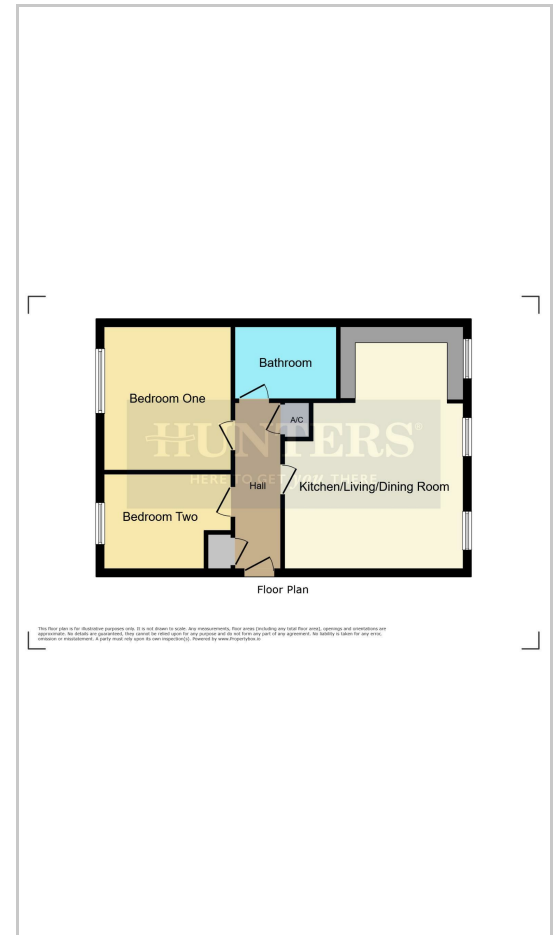
OUTSIDE

Well kept communal areas, allocated parking;

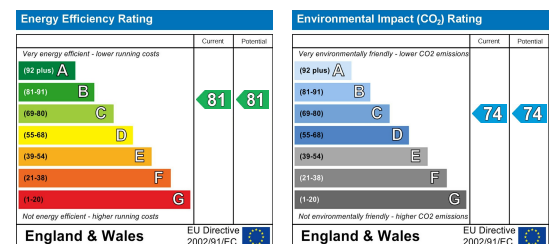
Area Map



Floor Plans



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.

54 High Street, Stanstead Abbots, SG12 8AG

Tel: 01920 872500 Email: stansteadabbotts@hunters.com <https://www.hunters.com>