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Orchard Close

Stanstead Abbots, SG12 8AH

£1,400 Per Calendar Month



This two-bedroom house is available To Let in the popular village of Stanstead Abbots, Hertfordshire. Set within easy reach of the village High Street, the property offers convenient access to local shops, cafés and everyday amenities, as well as green spaces along the River Lea and nearby countryside walking and cycling routes.

The unfurnished accommodation includes a separate reception room, accessed via an entrance porch, providing a defined living area, leading through to a good-sized kitchen/breakfast room, which benefits from natural light and offers space for dining. There are two bedrooms, including a double master bedroom, and one bathroom. The bathroom includes an electric shower. The property also has a private rear garden and allocated parking.

Stanstead Abbots is well regarded for its village atmosphere and local primary schooling options. Further schools and services are available in nearby Ware and Hoddesdon, both easily reachable by road.

Public transport links are a particular advantage, with St Margarets mainline station located close by. Regular services run to London Liverpool Street via Tottenham Hale, with typical journey times of around 40–50



ENTRANCE HALL 3'6" x 3'6" (1.07 x 1.07)

Wooden door with glass panels leading into. Half paneled walls painted white. Grey tiled flooring. White ceiling with 3 spot light, Chrome switches, Glass panel wood framed door leading into Living room;

LIVING ROOM 15'2" x 12'4" (4.62 x 3.76)

White painted walls with dado rail. Beech effect Laminate flooring. Feature electric fire in Marble surround, Mantle and Hearth. White ceiling with two pendant lights. Wood frame, single glazed window to front aspect. Electric storage heating. Under stairs cupboard with bespoke doors. Chrome light switches. Access leading to Kitchen. White painted Bannister and carpeted stairs leading to landing;

KITCHEN 13'6" x 12'2" (4.11 x 3.71)

Light "Beech" effect matching wall and base units fitted to all walls. Half tiled "splash backs" to white painted walls. Chrome switches and sockets. White ceiling with sunken halogen lights. Dark granite effect "Rolled edge" work surface with sink and drainer. Space for under counter Fridge and Freezer plus washing machine. Built in "induction" hob. Eye level integrated Oven and Grill with feature Stainless extractor hood. Single glazed, wood frame window to rear aspect. Double Glazed sliding Patio door to rear garden.

LANDING 6'4" x 5'2" (1.93 x 1.57)

White painted walls with dado rail. Brown carpet flooring. White ceiling with pendant light and Loft access. Chrome switches. Smoke alarm. Cupboard with Hot water tank.

BEDROOM 11'8" x 10'3" (3.56 x 3.12)

Wood panel white painted door into; White walls and ceiling with pendant light. Single glazed, wood frame to front aspect. Electric heater. Beech effect laminate flooring. Built in Wardrobes with Bespoke doors. Built in Cupboard.

BEDROOM 10'8" x 7'2" (3.25 x 2.18)

Wood panel white painted door into; White walls and ceiling with pendant light. Single glazed, wood frame to rear aspect. Electric heater. Oak effect laminate flooring.

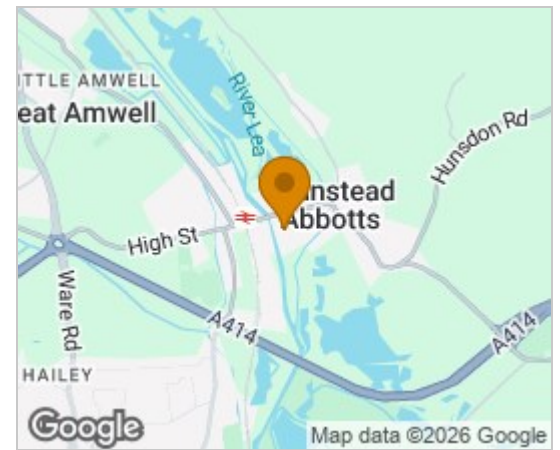
BATHROOM 7'8" x 4'8" (2.34 x 1.42)

Wood panel, white painted door into; Fully tiled beige walls, Light coloured floor tiles. Three peice white suite comprising low level W.C, pedestal hand basin and panel bath with mixer taps and electric shower over. Folding shower screen. Opaque wood framed window to rear aspect. White ceiling with sunken lights. Electric wall heater, extractor fan, chrome fittings;

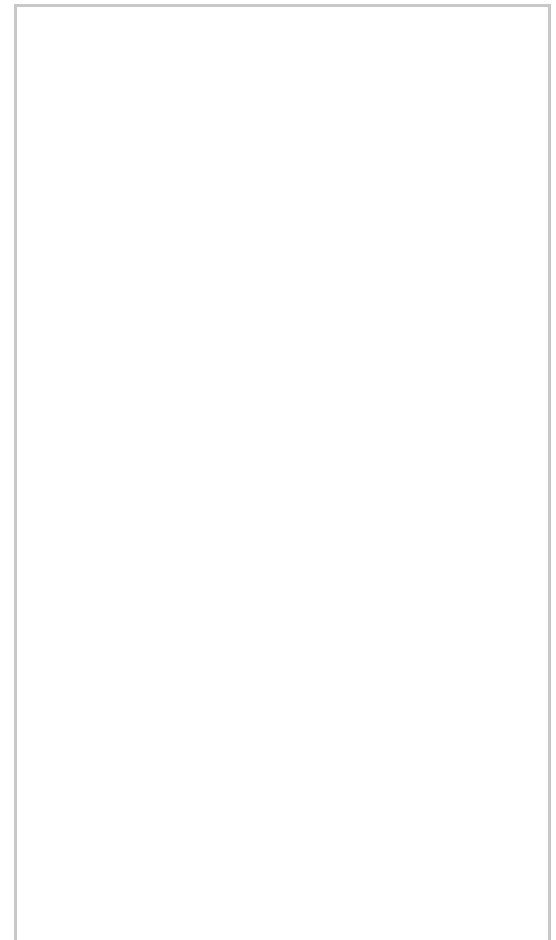
OUTSIDE

Rear garden mainly laid to lawn with shrub borders extending to approximately 30 Feet in length , paved patio. Garden Shed; Front garden paved and stone. Allocated parking to front of property;

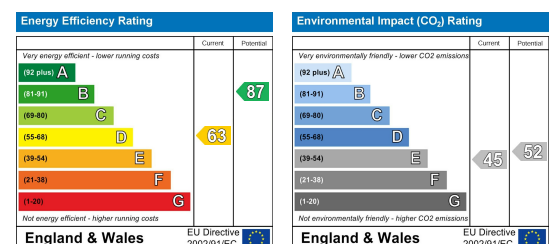
Area Map



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.

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