



The Granary

Stanstead Abbots, SG12 8XH

£1,100 Per Month



We are pleased to offer for rent this well presented, one double bedroom, first floor maisonette in a quiet location with lovely country views. The property comprises a private entrance into stairwell with downstairs Cloakroom. Landing with living room, separate fitted kitchen, bathroom and bedroom.



ENTRANCE HALL

Wood panel door into; Entrance porch with access to cloakroom. Vinyl flooring and painted walls. Stairs to first floor;

CLOAKROOM

Door into; Painted and tiled walls, vinyl flooring. Two piece suite comprising low level WC and wash basin. Electric Heater. Opaque UPVc window to front aspect;

LANDING 9'3" x 5'3" (2.82 x 1.60)

Painted walls and carpet flooring. Electric heater. Door to large cupboard containing water tank. Loft access;

LIVING ROOM 15'6" x 11'6" (4.72 x 3.51)

Wood door into; Painted walls and carpet flooring. Large UPVc window to rear aspect. Electric heater;

KITCHEN 9'3" x 6'0" (2.82 x 1.83)

Open arch into; Painted and tiled walls, vinyl flooring. UPVc window to side aspect. A range of matching "wood effect" wall and base units with space for fridge freezer and washing machine. Roll top work surface with built in electric hob with stainless extractor hood over and stainless sink unit. Built in electric oven, Four point spot light to ceiling;

BEDROOM 11'5" x 9'3" (3.48 x 2.82)

Wood door into; Painted walls and carpet flooring. Large UPVc window to front aspect. Electric heater;

BATHROOM 7'5" x 5'6" (2.26 x 1.68)

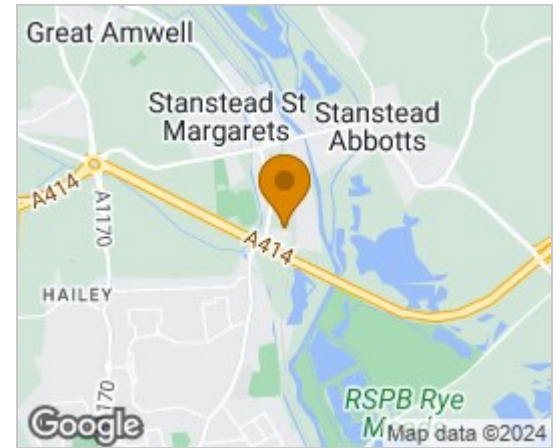
Wood door into; Painted and tiled walls with vinyl flooring. Three piece white suite comprising low level WC, wash basin and panel bath with shower over. Four sunken lights to ceiling. Electric heater and extractor fan;

OUTSIDE

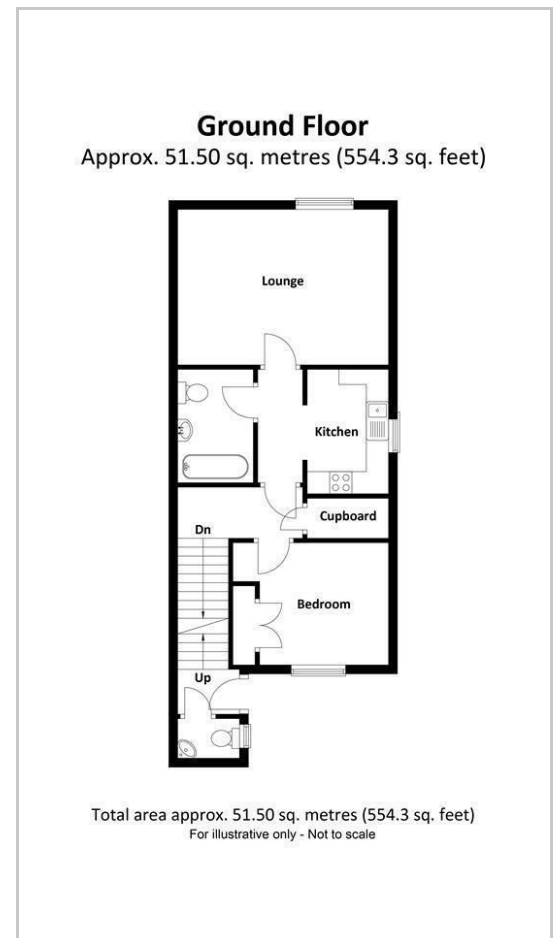
Secluded Communal outside space to front of property with further communal areas nearby. Parking spaces to the rear of the property which are offered on a first come basis.

AGENTS NOTE

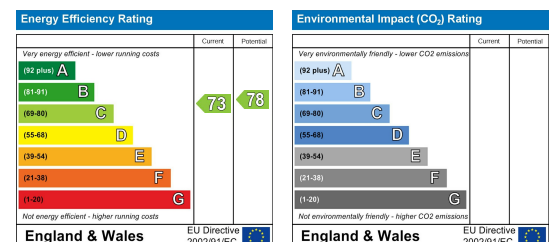
Area Map



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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