

# Jonathan Hunt

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**69 High Street, Stanstead Abbotts, SG12 8AS**

**£389,000**

JONATHAN HUNT are pleased to offer this well presented TWO DOUBLE BEDROOM period cottage located within the heart of this sought after village. The property has great connections to London via St Margarets rail link and is within a short distance of the A10. Internally the property offers much charm and character with an open plan Living/dining room, Kitchen, first floor bathroom and good sized bedrooms. Outside the property benefits from 90ft rear gardens and a DETACHED GARAGE WITH PARKING.

LIVING/DINING ROOM 24'6" x 11'6" (7.49 x 3.51)



FEATURE FIREPLACE



LIVING AREA



KITCHEN 10'11" x 10'7" (3.33 x 3.23)



DINING AREA



FIRST FLOOR



# 69 High Street, Stanstead Abbotts, SG12 8AS

## BEDROOM ONE 12'0" x 11'5" (3.66 x 3.50)



## GARDENS



## BEDROOM TWO 12'2" x 8'3" (3.71 x 2.54)



## GARAGE AND PARKING



## BATHROOM



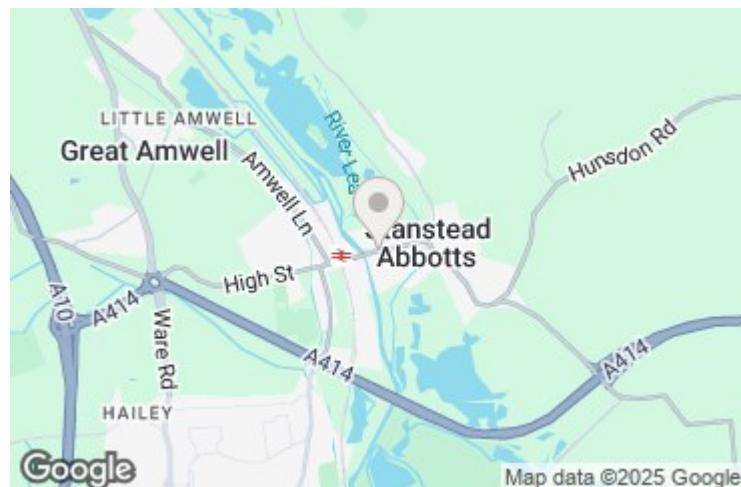
## FRONT



## REAR GARDEN



## COUNCIL TAX BAND C

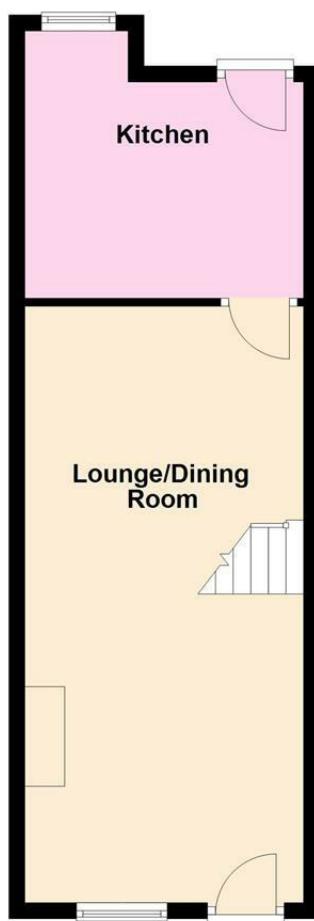
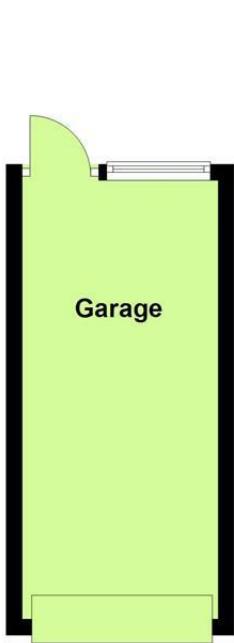


Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

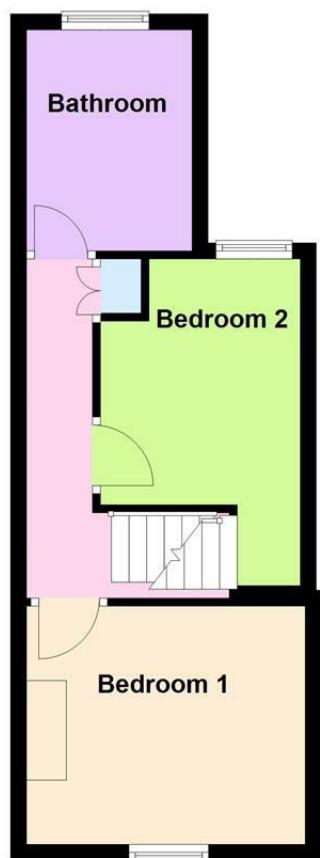
### Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.