

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

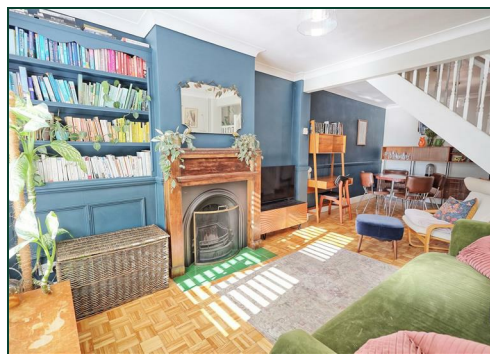
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**69 High Street, Stanstead Abbots, SG12 8AS**

**£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.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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

**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**





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



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



**BATHROOM**



**REAR GARDEN**



**GARDENS**



**GARAGE AND PARKING**



**FRONT**





**COUNCIL TAX BAND C**



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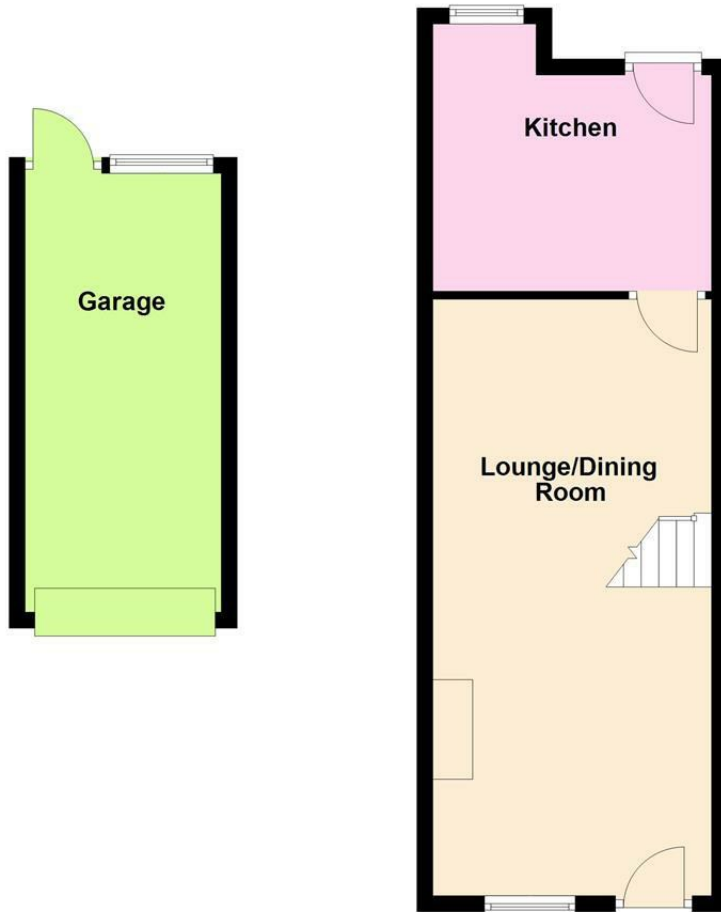


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		86	
(81-91) B			
(69-80) C	72		
(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.