

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX
Tel: 01920 411090
8 High Street Buntingford SG9 9AG
Tel: 01763 272727
info@jonathan-hunt.co.uk
www.jonathanhunt.co.uk



35 High Street, Stanstead Abbotts, SG12 8AS

£1,450,000

Walford House is a handsome recently refurbished Georgian Grade 2 Listed Detached Residence with 2 acres of beautiful grounds set in the heart of the Lea Valley and within the village of Stanstead Abbotts...

DESCRIPTION

Walford House is a handsome recently refurbished Georgian Grade 2 Listed Detached Residence with 2 acres of beautiful grounds set in the heart of the Lea Valley and within the village of Stanstead Abbotts, and just a 5 minute level walk to St. Margarets Station serving London Liverpool St.

Stanstead Abbotts is known locally for its relaxing pursuits due to its boating and fishing facilities and also offers everyday amenities.

The house features almost 3,000 sq. ft of elegant accommodation arranged across two floors which includes a self contained annex, currently used as an Air B and B.

Period details include sash windows and original fireplaces, while there is also attractive modern décor and fittings throughout. The ground floor has five comfortable, flexible reception rooms, with the sitting room and breakfast room at the front, both of which have fireplaces with wood burning stoves. There is a useful study with a dual aspect, and at the rear, a 20ft drawing room with a wood burning stove and French doors opening onto the rear garden and the dining room that also benefits a fire place and French doors onto the garden. The kitchen has shaker-style units, a central island, a split butler sink and integrated appliances.

The first floor has six double bedrooms, accessed via two separate staircases. The generous principal bedroom includes a large, luxury en suite bathroom with a freestanding bathtub and a shower unit. One other bedroom is en-suite, while the family bathroom has a bathtub and a large walk-in shower.

ENTRANCE HALL



SITTING ROOM 16'4" x 11'5" (5.00 x 3.48)



KITCHEN 12'11" x 12'1" (3.94 x 3.70)



LIVING ROOM 19'6" x 12'1" (5.95 x 3.7)



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DINING ROOM 16'4" x 11'1" (5 x 3.39)



MASTER BEDROOM 23'3" x 12'5" (7.09 x 3.8)



UTILITY ROOM 12'5" x 10'0" (3.8 x 3.05)



MASTER ENSUITE BATHROOM



STUDY 15'7" x 10'5" (4.76 x 3.18)



BEDROOM 2 13'2" x 11'1" (4.03 x 3.39)



DRAWING ROOM 20'8" x 12'5" (6.31 x 3.8)

ENSUITE SHOWER TO BEDROOM 2



BEDROOM 5 11'11" x 7'7" (3.64 x 2.33)



BEDROOM 3 16'4" x 11'5" (5 x 3.48)



BEDROOM 6 9'11" x 8'7" (3.03 x 2.62)

FAMILY BATHROOM



BEDROOM 4 12'5" x 10'3" (3.8 x 3.14)



EXTERIOR



GARDENS



PADDOCK



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| 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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE