



£265,000

The Granary, Stanstead Abbotts

KL





## ***The Granary, Stanstead Abbots, SG12 8XH***

*Keith Ian are pleased to offer this excellently presented two double bedroom top floor apartment situated in the modern development of the Granary in Stanstead Abbots. This well presented apartment offers spacious accommodation throughout, with two generously sized bedrooms, an en-suite to bedroom one, and a family bathroom. Further benefits include a bright lounge diner, modern kitchen, large loft space and allocated parking.*

*Stanstead Abbots is located 23 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The village offers a quaint High Street with amenities including convenience store, florist, stove retailer, cafes, restaurants and public houses. The River Lee runs through the village centre and boasts scenic walks towards Ware to the North and Broxbourne to the South.*

*The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 37 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*

















The floor plan shows a large central hall (Entrance Hall) with a large lounge (13.7' x 12.5', 4.04m x 4.04m) and a kitchen (9'0" max points x 9'0" max points, 2.74m max points x 2.43m max points). The kitchen has a sink and a window. The lounge has a large window. The entrance hall has a door leading to the front garden. The house also has a bathroom, an ensuite, and two bedrooms (Bedroom 1: 11'0" x 12'5", 4.51m x 3.79m; Bedroom 2: 11'0" x 12'5", 4.51m x 3.79m). The house is surrounded by a large garden.

Bedroom 1  
11'0" x 12'5"  
4.51m x 3.79m

Ensuite

Bathroom

Lounge  
13.7' x 12.5'  
4.04m x 4.04m

Kitchen  
9'0" max points x 9'0" max points  
2.74m max points x 2.43m max points

Entrance Hall

Bedroom 2

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