



£500,000

Sanville Gardens, Stanstead Abbotts

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Sanville Gardens, Stanstead Abbotts, SG12 8GA

Keith Ian are delighted to offer this great size four bedroom family home that is set over three levels, the property has a spacious kitchen / diner, first floor lounge, two bathrooms & ground floor WC, other benefits are a carport, parking and being close proximity to St Margarets Station and Stanstead Abbotts High Street.

Stanstead Abbotts is located 22 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 quaint village centre offers an array of amenities including a convenience store, boutique shops, restaurants and public houses. The River Lee runs through the village and boasts scenic walks towards Ware and Broxbourne.

The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 38 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.





Accommodation Comprises

Entrance Hall

Dining Room

10'2" x 9'

Kitchen/Breakfast Room

14'11" x 10'

Downstairs WC

First Floor Landing

Lounge

14'10" x 11'5" max points

Bedroom One

12'6" x 9'11" max points

En-Suite

Second Floor Landing

Bedroom Two

12'6" x 7'10"

Bedroom Three

10' x 7'11"

Bedroom Four

9' x 6'9"

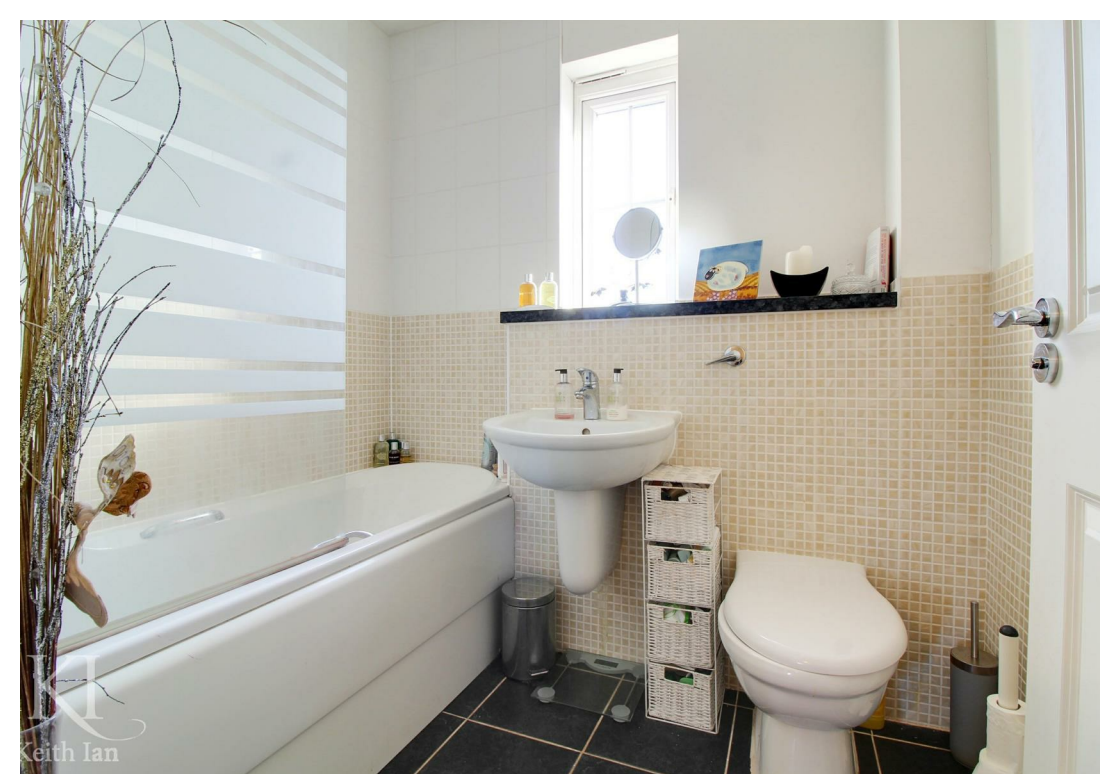
Bathroom

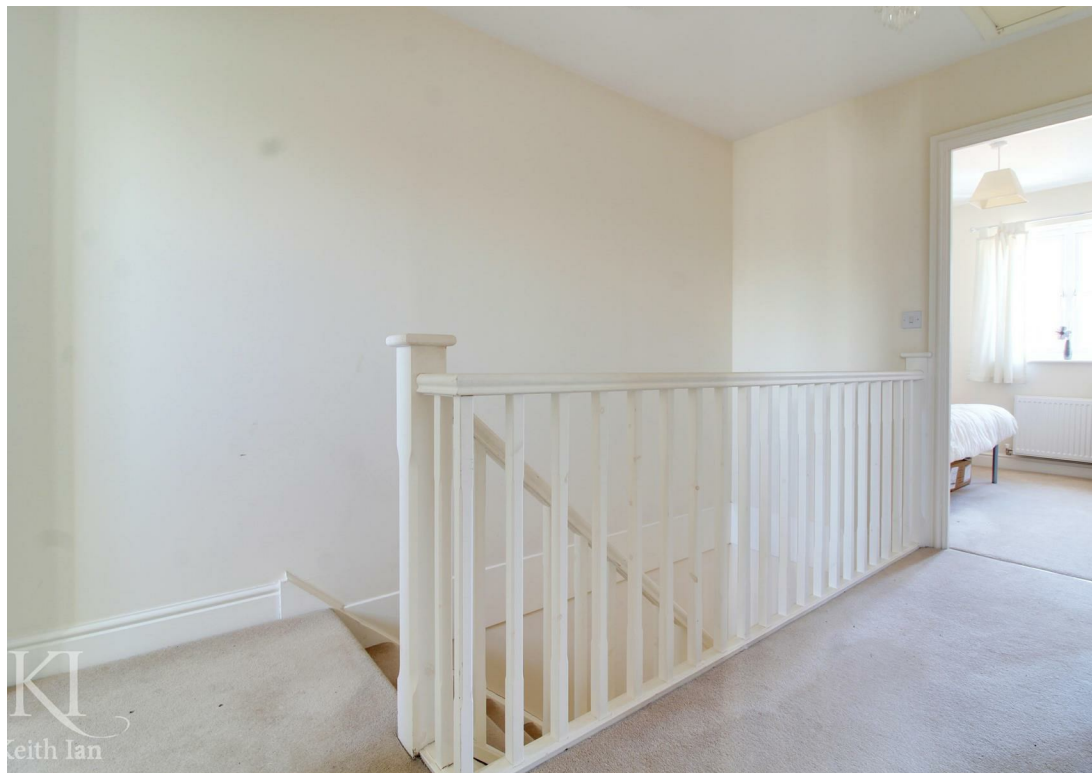
Rear Garden

Car Port



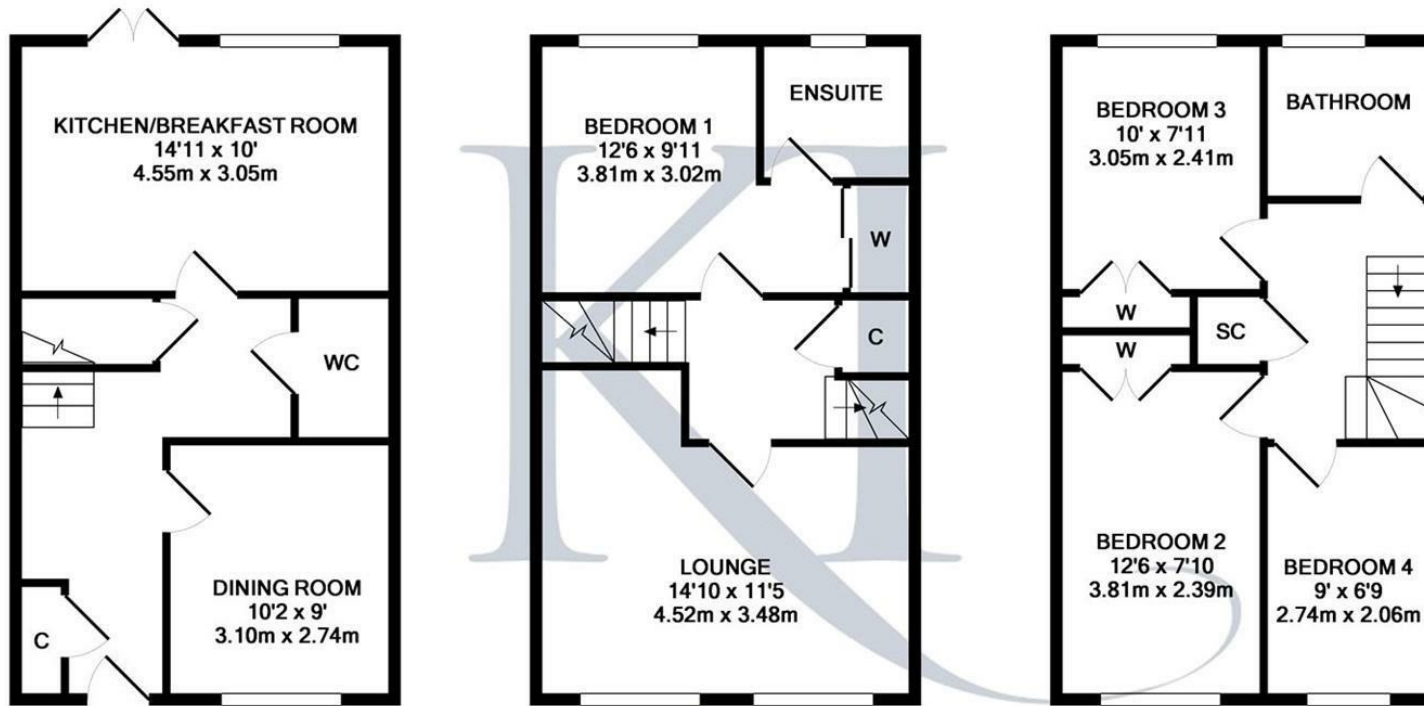












Keith Ian

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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