



**Oliver
Minton**
Sales & Lettings

**45 River Meads,
Stanstead Abbotts
SG12 8EE**

Price Guide £399,500

CHAIN FREE: A rarely available FREEHOLD terraced house set in the ever popular River Meads complex that overlooks pretty, well established gardens adjacent to the River Lee.

The accommodation in brief offers: Spacious off-set living/dining room, fitted kitchen, two good size bedrooms and a first floor bathroom.

The property also benefits from Upvc double glazing, gas central heating to radiators, a private enclosed rear garden and an allocated parking space.





Location

Stanstead Abbotts is a highly sought after village with plenty of amenities including a variety of independent shops, Co-Op store/post office, pharmacy, a number of pubs and restaurants and a regarded primary school. St. Margaret's main-line station, serving London Liverpool Street, takes you into the city in around 45 minutes and is just a few minutes walk away from the property.

There are delightful walks to be enjoyed along the River Lee navigation and the New River and the Lea Valley Regional Park is close by.

Accommodation

Front door opening to:

Living/Dining Room 7.38m max x 3.70m >2.01m (24'2" max x 12'1" >6'7")

Open plan off-set open plan room with double glazed window to front aspect overlooking the communal gardens and double doors opening to the rear garden. Stairs rising to first floor. Deep under stairs storage cupboard. Wood laminate flooring. Two radiators. Open archway through to:





Kitchen 2.66m x 1.51m (8'8" x 4'11")

Fitted with a range of wall and base units with complementary work surfaces over. Tiled splash-backs. Inset sink and drainer. Built-in 'Zanussi' oven/grill and four ring ceramic hob. Pull-out extractor hood above. Freestanding tall fridge freezer, washer/dryer and slim-line dishwasher. Double glazed window to rear.

First Floor

Landing with loft access hatch. Door to recessed cupboard housing gas fired combination boiler.

Bedroom One 3.03m x 3.02m (9'11" x 9'10")

Double glazed window to front aspect overlooking the communal garden. Double doors to wardrobe cupboard and additional storage cupboard. Radiator.

Bedroom Two 3.23m x 2.19m (10'7" x 7'2")

Double glazed window to rear. Radiator.

Bathroom 2.61m x 1.33m (8'6" x 4'4")

White suite comprising; Panel enclosed bath with mixer tap and shower attachment. Low level w.c. Pedestal wash hand basin. Radiator. Wood laminate flooring. Frosted double glazed window.

Exterior

The front of the house overlooks a pretty and mature communal gardens that sit in a slightly elevated position adjacent to the River Lee.

Parking

There is allocated parking for one car in the adjacent car park, clearly marked No. 45.

Rear Garden

Fully enclosed rear garden. To the immediate rear of the house is a paved patio, with the remainder laid to lawn. Rear gated access to a walkway which takes you to the car park.

Services

There is a service charge of £541.50 per annum for the upkeep of the communal grounds/gardens and car park area etc.

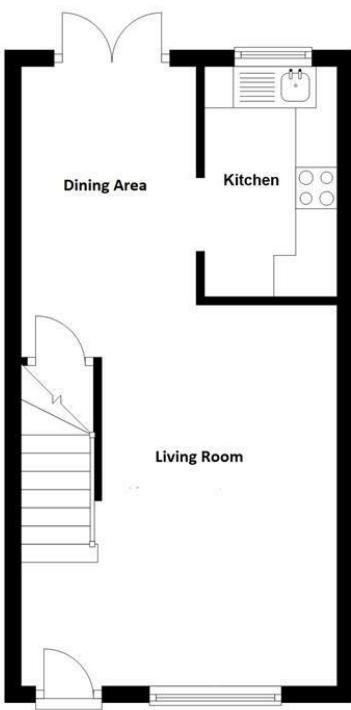
Mains services connected: Mains drainage, electricity and mains gas. Gas fired combination boiler for domestic hot water and radiators. Appliances untested.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



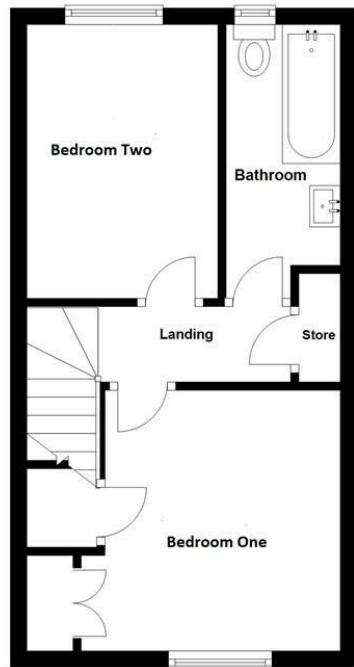
Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

River Meads

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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01920 412600

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		69
(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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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