



Elliot Heath
ESTATE AGENTS

14 Durham Close, Stanstead Abbotts

Guide Price £575,000

14 Durham Close

Stanstead Abbots, Ware

Elliot Heath are delighted to offer this superb 3-bedroom semi-detached home in Stanstead Abbots, featuring spacious living, landscaped gardens, home office, parking and excellent village amenities

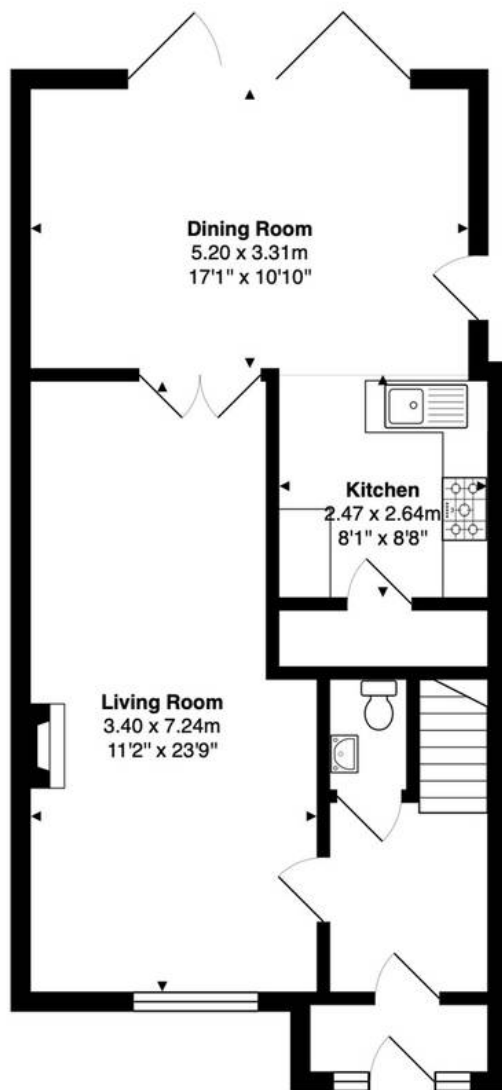
Council Tax band: D

Tenure: Freehold

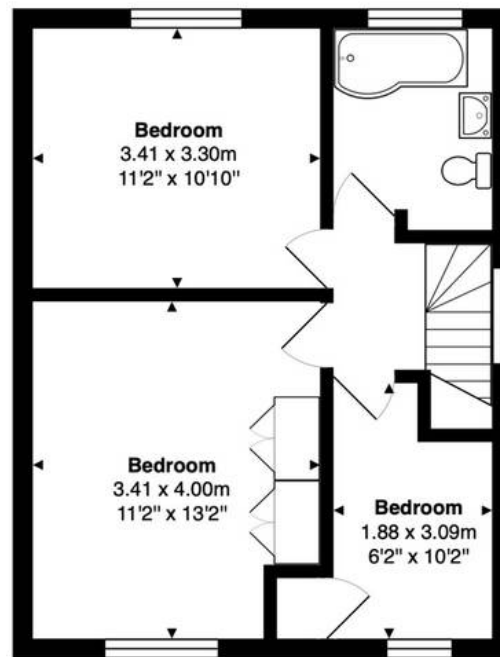
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

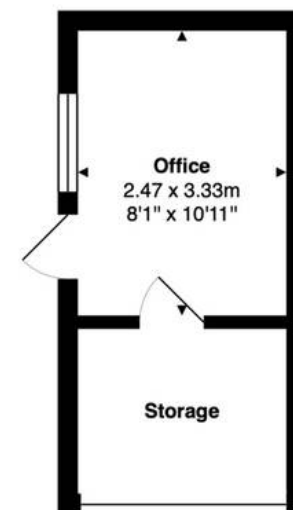




Ground Floor
Area: 59.3 m² ... 638 ft²



First Floor
Area: 39.5 m² ... 425 ft²



Outbuilding
Area: 13.6 m² ... 146 ft²

Total Area: 112.4 m² ... 1210 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With double glazed windows to front aspect and door to:

Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood effect flooring, radiator.

Living Room

11' 2" x 23' 9" (3.40m x 7.24m)

With double glazed bay window to front aspect, radiator, fireplace with wood burning stove, double doors to:

Dining Room

17' 1" x 10' 10" (5.20m x 3.31m)

With double glazed bi fold doors to the rear garden and door giving access to the side, radiator, wood effect flooring, open to:

Kitchen

8' 1" x 8' 8" (2.47m x 2.64m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, appliance space, tiled splash back areas, tiled flooring, door to large storage cupboard.

First Floor Landing

With double glazed window to side aspect, radiator, loft access and doors to:

Bedroom One

11' 2" x 13' 1" (3.41m x 4.00m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.



Bedroom Two

11' 2" x 10' 10" (3.41m x 3.30m)

With double glazed window to rear aspect, radiator.

Bedroom Three

6' 2" x 10' 2" (1.88m x 3.09m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.

Office

8' 1" x 10' 11" (2.47m x 3.33m)

Accessed from the rear garden with double glazed window to side aspect, wood effect flooring, power connected.





FRONT GARDEN

The front garden is attractively planted with gated access to the rear garden.

REAR GARDEN

The rear garden has been beautifully landscaped with large raised patio seating area and steps down established garden, raised beds with mature planting, timber garden shed, further seating area to the rear and access to the office.

DRIVEWAY

3 Parking Spaces

Ample frontage providing parking for several vehicles and access to the external storage.







Elliot Heath Estate Agents

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