



## Stoney Place

Stansted, CM24 8PE

Freehold  
Tax Band: B

**£270,000**



Within a SHORT WALK to the station is this VERY WELL PRESENTED freehold property boasting it's own PRIVATE REAR GARDEN plus an impressive 15' DOUBLE BEDROOM and POTENTIAL TO CONVERT THE ATTIC into a second bedroom under permitted development rights, similar to neighbouring homes! Also offering a spacious lounge, RECENTLY FITTED KITCHEN, refitted FOUR PIECE BATHROOM and private allocated parking.





# Stoney Place, Stansted, CM24 8PE

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## Ground Floor:

### Entrance:

Composite entrance door to front, open plan to:-

### Lounge:

12'10" x 11'9" (3.91m x 3.58m)

Double glazed window to front, entrance to kitchen diner, electric radiator, stairs to first floor, wood effect flooring.

### Kitchen Diner:

11'10" x 8' (3.61m x 2.44m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, washing machine, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom, bathroom, cupboard.

### Bedroom:

15'4" x 11'9" >8'9" (4.67m x 3.58m >2.67m)

Double glazed window to front, radiator, loft access.

### Bathroom:

12' x 5'6" (3.66m x 1.68m)

Obscure double window to rear, panel bath with shower mixer tap, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, steps to artificial lawn, gated rear access.

### Frontage & Parking:

Allocated parking space, small patio area and steps to front entrance door.

### Agent Notes:

Council Tax Band: B



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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