KIRBY COLLETTI

EST 2004

RESIDENTIAL SALES & LETTINGS

4a Frenchs Close

Stanstead Abbotts, SG12 8BB

Offers In Excess Of £500,000

4 2 1 B

*** New Build*** Kirby Colletti are pleased to offer this Four Bedroom Semi Detached House with 10 Year Build Warranty situated within easy access to the High Street with its local amenities, School, St Margaret's Station and A10/M25 road links.

The property benefits from fitted Kitchen/Diner with integrated appliances, Lounge, Cloakroom, Family Bath/Shower Room, En Suite Shower Room to Bedroom One, uPVC Double Glazing, Gas Central Heating, Off Street Parking and Garden. An internal inspection is recommended.

- New Build with 10 year Premier Build Warranty
- Fitted Kitchen/Diner
- En Suite Shower Room
- Easy Access to St Margaret's Train Station
- Four Bedrooms
- Cloakroom
- Off Street Parking
- Lounge
- Family Bathroom
- Garden

Accommodation

Composite front door to:

Entrance Hall

18 x 7'4" max (5.49m x 2.24m" max)

Stairs to first floor. Wall mounted thermostat. Wooden flooring with underfloor heating. Recessed spotlights.

Cloakroom

6'1" x 2'10" (1.85m" x 0.86m")

White suite comprising low level W.C. with concealed cistern. Wash hand basin. Heated towel rail. Extractor fan. Recessed spotlights.

Lounge

12'3" x 10'1" (3.73m" x 3.07m")

Front aspect uPVC double glazed window. Cupboard housing fuse board. Wooden flooring with underfloor heating. Recessed spotlight.

Kitchen/Diner

17'10" max x 13'4" max (5.44m" max x 4.06m" max)

Narrowing to 7'8" in dining area. Rear aspect uPVC double glazed bi-folding doors to rear garden. Range of wall and base mounted units. Quartz work surfaces over. Inset single drainer stainless steel sink unit with mixer tap over. Built in 'AEG' induction hob and double oven. Extractor hood over. Integrated appliances including fridge/freezer, dishwasher and washing machine. Cupboard housing gas central heating boiler. Wall mounted thermostat. Recessed spotlights. Wooden flooring with underfloor heating.

First Floor Landing

8'4" x 7'5" (2.54m" x 2.26m")

Stairs to second floor. Recessed spotlights.

Bedroom Two

13'6" x 10 (4.11m" x 3.05m)

Front aspect uPVC double glazed window. Radiator. Recessed spotlights.

Bedroom Three

11'1 x 10 (3.38m x 3.05m)

Rear aspect uPVC double glazed window. Radiator. Recessed spotlights.

Bedroom Four

9'2" x 7'5" (2.79m" x 2.26m")

Front aspect uPVC double glazed window. Radiator. Recessed spotlights.

Family Bath/Shower Room

7'4" x 6'7" (2.24m" x 2.01m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wash hand basin with cupboard below. Fully tiled shower cubicle. Low level W.C. Fully tiled walls. Heated towel rail. Recessed spotlights. Tiled floor.

Second Floor Landing

Bedroom One

18'6" max x 17'10' max (5.64m" max x 5.44m' max)

Narrowing to 10'8". Rear aspect uPVC double glazed window. Front aspect Velux window. Radiator. Recessed spotlights. Door to:

En Suite Shower Room

9'4' x' 2'11' (2.84m' x' 0.89m')

Rear aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Tiled floor. Extractor fan. Recessed spotlights.

Exterior

Rear Garden

Paved patio area with retaining sleepers to artificial lawn area. Shrub borders. Outside lighting. Water tap. Side pedestrian access to front garden.

Front Garden

Bloc paved driveway providing off street parking for two cars.

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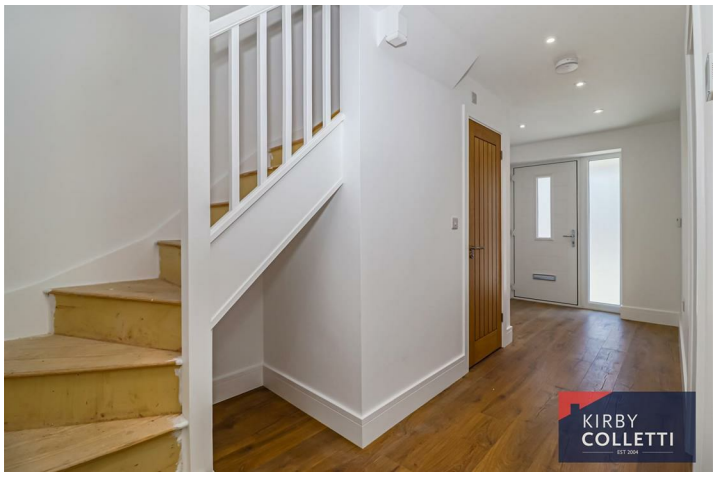
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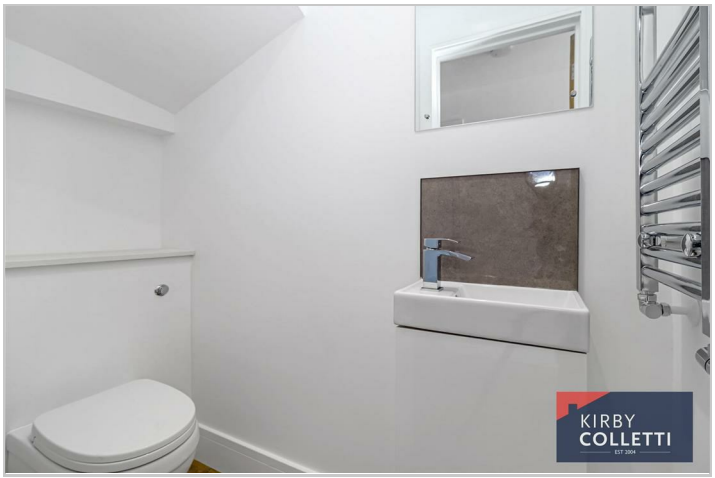
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Road Map

Hybrid Map

Terrain Map

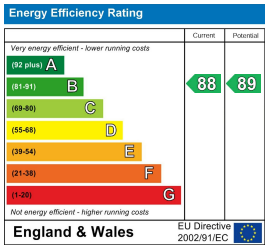
Floor Plan

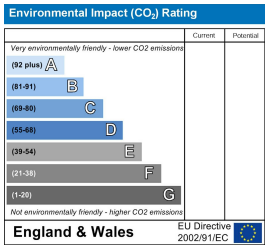
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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