



Elliot Heath
ESTATE AGENTS

39 Trotters Gap, Stanstead Abbots

Guide Price £400,000

39 Trotters Gap

Stanstead Abbots, Ware

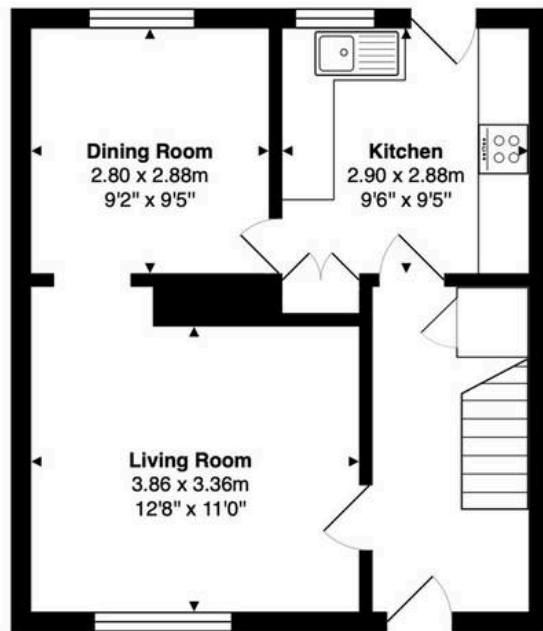
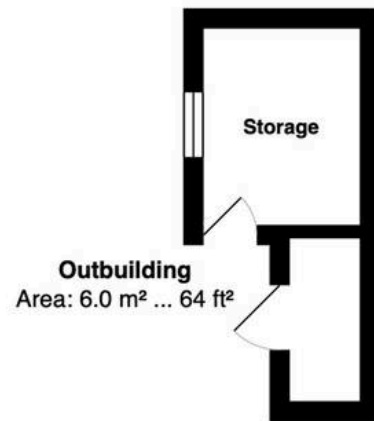
3-bedroom home, potential to update STPP, no chain.
Quiet location, garden with 2 outbuildings. 2 recep's,
kitchen, shower room, wc, gas central heating, double
glazing. Close to station & amenities.
Council Tax band: C

Tenure: Freehold

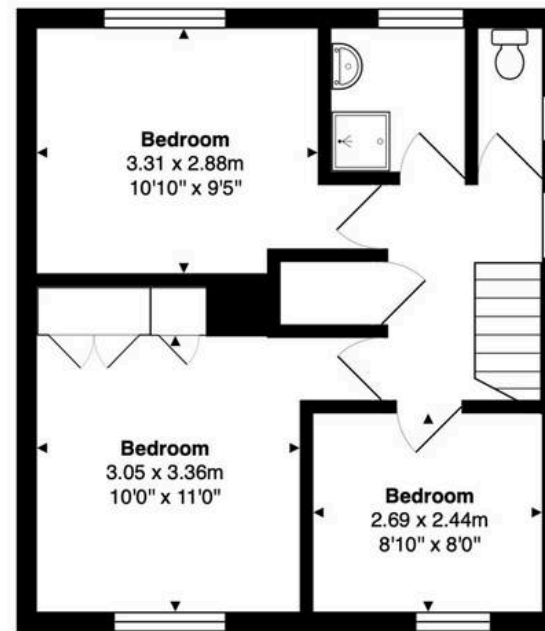
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 39.3 m² ... 423 ft²



First Floor
Area: 40.9 m² ... 440 ft²

Total Area: 86.2 m² ... 927 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

Accommodation

With front entrance door with double glazed sidelight opening to:

Entrance Hall

With stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

Living Room

12' 8" x 11' 0" (3.86m x 3.36m)

With double glazed window to front aspect, feature fireplace with wood surround, marble hearth and backplate housing a coal effect gas fire, radiator. Open plan to:

Dining Room

9' 2" x 9' 5" (2.80m x 2.88m)

With double glazed window to rear aspect, radiator. Door to:

Kitchen

9' 6" x 9' 5" (2.90m x 2.88m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer, built-in electric 'Whirlpool' electric oven/grill with matching four ring gas hob over and pull out extractor over, appliance space, tiled splash back areas, built in storage cupboard.

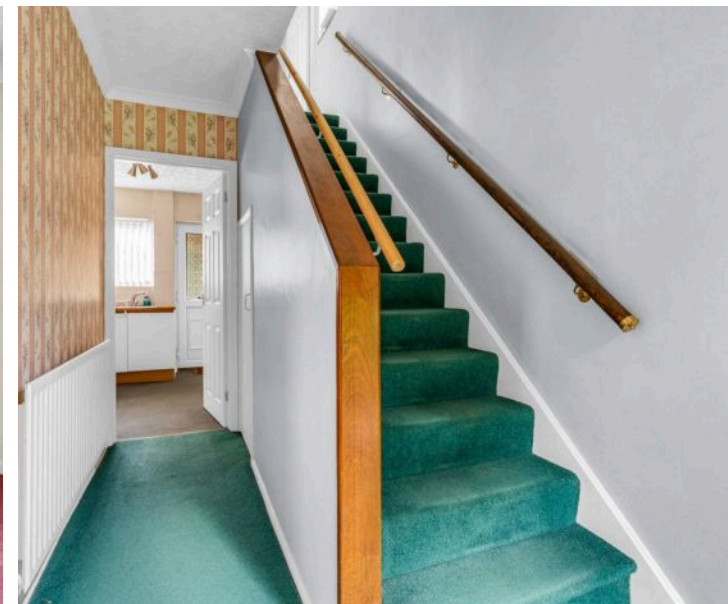
First Floor Landing

With double glazed window to side aspect, loft access with light connected and pull down ladder, 'Worcester' gas fired boiler is sited in the loft, built in storage cupboard, doors to:

Bedroom One

10' 0" x 11' 0" (3.05m x 3.36m)

With double glazed window to front aspect, built-in wardrobe cupboards to one wall, radiator.



Bedroom Two

10' 10" x 9' 5" (3.31m x 2.88m)

With double glazed window to rear aspect, radiator.

Bedroom Three

8' 10" x 8' 0" (2.69m x 2.44m)

With double glazed window to front aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass.

Fitted with a suite comprising step-in fully tiled shower cubicle with glazed screen, fitted with 'Triton' electric shower, pedestal wash hand basin, tiled splash back areas, radiator.

Separate WC

With double glazed window to rear aspect with obscure glass.

Fitted with a mid flush w.c, radiator.





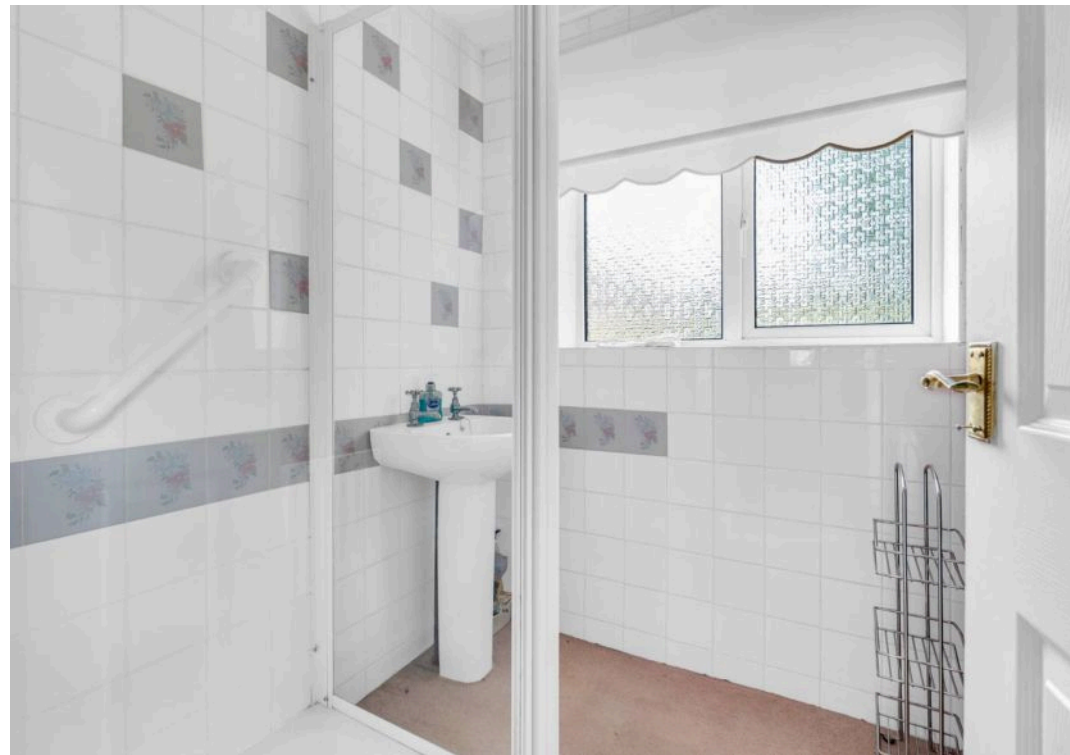
FRONT GARDEN

Set in a wide corner plot to the front with gated access out to a pedestrian pathway, patio seating area with the remainder laid to lawn and central pathway to front entrance door. Open aspect to side with views over a wooded copse and countryside beyond. Access to the rear garden.

REAR GARDEN

The rear garden is laid to lawn and patio with mature planting. Just outside the rear door, there are two useful brick built outbuildings at present used for storage that some neighbouring properties have incorporated into the living accommodation STPP. Gated side through to the front garden.







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