



| 3 Warrax Park | Stanstead Abbots | SG12 8AR

Price guide £650,000

Set within this exclusive and highly sought after gated development in the popular village of Stanstead Abbots and within walking distance to the local High Street with all its amenities and St. Margaret's mainline train station with links into London. This immaculately presented family home positioned in this peaceful setting offers high specification throughout to include automatic lighting, solid oak flooring and doors and with spacious accommodation throughout to include 15' kitchen/breakfast room with separate utility room, 15' living room, dining room and master bedroom with en-suite shower room plus main family bathroom. With the additional benefit of a double garage plus further allocated parking space.



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Front door into:

Entrance Hall:

Recessed spot lights, solid oak flooring, stairs to first floor, radiator and doors to:

Dining Room:

9'10 x 9'7 (3.00m x 2.92m) Double glazed window to front, solid oak flooring, radiator and recessed spot lights.

Living Room:

15'6 x 13'11 (4.72m x 4.24m) Dual double glazed windows to front, feature gas fire with surround, two radiators, recessed spot lights and door to:

Kitchen/Breakfast Room:

15'6 x 9'7 (4.72m x 2.92m) Double glazed window to rear and French patio doors to outside, fitted with an extensive range of solid oak base and wall cupboards with contrasting granite work surfaces over incorporating inset sink unit with mixer tap, appliance space for American style fridge freezer and range style oven with stainless steel extractor hood over, integrated dishwasher, tiled flooring, radiator, recessed spot lights and door to:



Utility Room:

9'7 x 6'9 (2.92m x 2.06m) Double glazed window to rear, fitted with base and wall cupboards with single drainer sink unit, appliance space for washing machine with plumbing provided, tiled flooring, radiator and door to:

Cloakroom:

Opaque double glazed window to rear, wash hand basin, low level WC, tiled flooring, extractor fan, radiator, under stairs storage cupboard housing water softener.

First Floor Galleried Landing:

Overlooking the hallway and with dual double glazed windows to the side, radiator, access to loft space and doors to:

Master Bedroom:

13'7 x 11'7 (4.14m x 3.53m) High vaulted ceiling with feature double glazed Velux window and double glazed window to front, fitted with a range of built in wardrobes with shelving and hanging rails, radiator and door to:



En-Suite Shower Room:

Fitted with a white three piece contemporary style suite comprising fully tiled shower cubicle, low level WC, vanity wash hand basin with mixer tap and cupboard under, vaulted ceiling with Velux skylight, recessed spot lights, tiled surrounds and flooring with under floor heating, chrome heated towel rail.

Bedroom 2:

11'7 x 9'10 (3.53m x 3.00m) Dual aspect double glazed windows to front and side and radiator.

Bedroom 3:

10'4 x 8'4 (3.15m x 2.54m) Double glazed window to rear and radiator.

Family Bathroom:

9'2 x 8'4 (2.79m x 2.54m) Dual opaque double glazed windows to rear, fitted with a white three piece suite comprising low level WC, vanity wash hand basin with mixer tap and drawer and cupboards under, panel enclosed bath with mixer tap and shower attachment with glass screen, tiled walls in bath area and tiled flooring with under floor heating, shaver point and chrome heated towel rail.



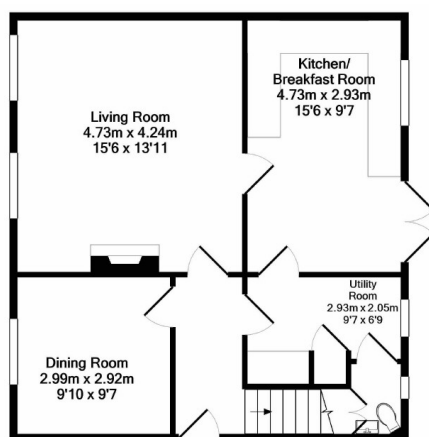
Outside:

With attractive wrap around garden to the side and rear of the property, predominately laid to lawn with timber decked patio and enclosed with hedge borders affording much privacy, out side tap and lighting and gated access to front.

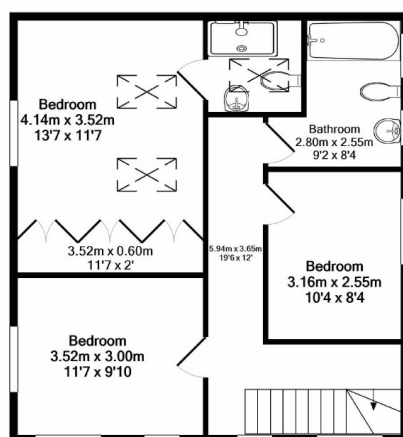
Double Garage & Parking:

19'9 x 19'8 (6.02m x 5.99m) Double garage located close by with electric door and power and lighting connected plus an additional allocated parking space.

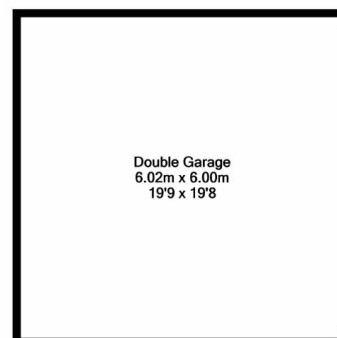




Ground floor
Approx. Floor
Area 91.5 Sq.M.
(985 Sq.Ft.)



1st floor
Approx. Floor
Area 55.5 Sq.M.
(597 Sq.Ft.)



Total Approx. Floor Area 147.0 Sq.M. (1582 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		77	88
England & Wales		EU Directive 2002/91/EC	

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