Well Presented Victorian Family Home

Amwell Lane, Stanstead Abbotts, Ware, Hertfordshire, SG12

Freehold

savills

SAMSUNG

Victorian cottage in central location • Off-street parking for 3 vehicles • Kitchen/breakfast room plus 2 reception rooms • 4 bedrooms, 2 bathrooms • Private rear garden • Detached garden office

About this property

This very neatly presented, four bedroom Victorian home is ideally situated just 0.4 miles from St Margaret's (Herts) train station and close to the village high street.

The property has been refurbished by the current owners and comprises spacious entrance hall; living room; dining room; kitchen with space for a dining table if needed; separate utility and cloakroom to the downstairs.

On the first floor there are three double bedrooms and a single bedroom. Bedroom 1 benefits from built-in storage and en suite shower room. The remaining bedrooms share the family bathroom.

Enjoying a generous plot with a well-kept, mature rear garden, there are two patios at either end of the garden, perfect for outside dining. There is also a useful shed plus a detached outbuilding which has been converted to an office space measuring 19'9 x 10'8.

Gated side access leads to the front where there is off street parking for up to three vehicles. This surprisingly spacious family home also benefits from direct views to the New River.

Local Information
Stanstead Abbotts is located just 22 miles north of Central London and within easy reach of the capital and other large towns via road links like A10 and A414.

There is an excellent range of local schools including Amwell View School and Specialist Sports College (0.5 miles), St Andrews C Of E V C Primary School (0.8 miles) and many more.

The popular village centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses.

The River Lee runs through the village with its scenic walks towards Ware to the north and Broxbourne to the south. The New River path can be seen from the house, which is located between the Nature Reserves at Amwell and Rye Meads.

The mainline train station is located just 0.4 miles from the property and offers services into Liverpool Street in around 38 minutes. Other services are available from Broxbourne providing access to Stansted Airport and Cambridge, as well as services from Tottenham Hale across London.

Tenure
Freehold

Local Authority
East Herts District Council

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Bishop's Stortford Office.
Telephone:
+44 (0) 1279 756 800.

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Approximate Area = 130.4 sq m / 1403 sq ft
Outbuilding = 19.5 sq m / 210 sq ft
Total = 149.9 sq m / 1613 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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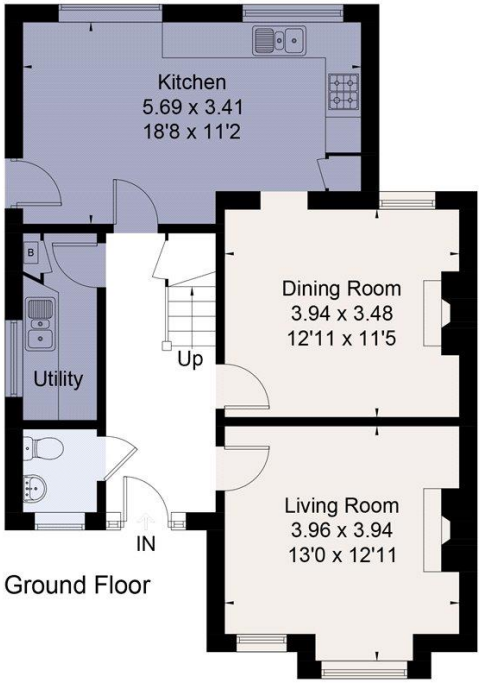
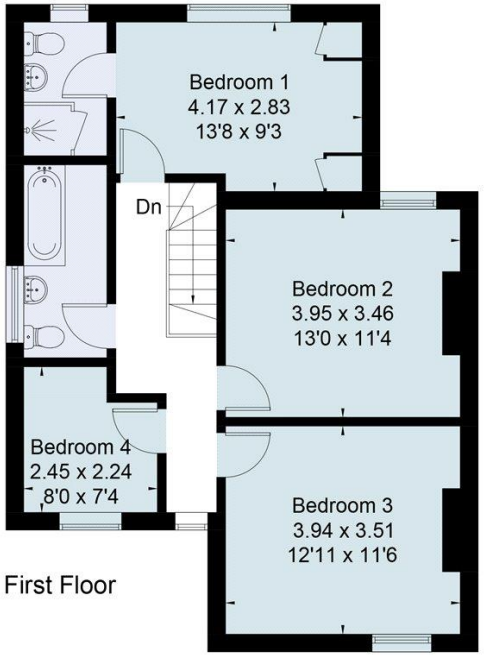
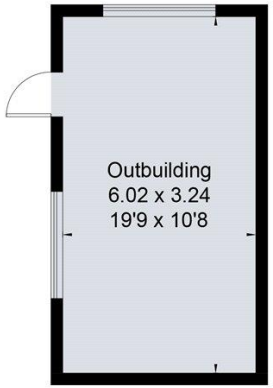
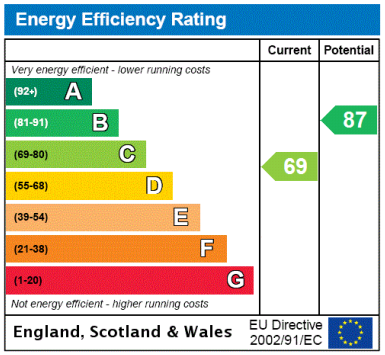






(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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