

welcome to

Gilpins Gallop, Stanstead Abbotts Ware

WILLIAM H BROWN are pleased to introduce to the market this TWO BEDROOM SEMI DETACHED house which is well presented throughout, conveniently located within walking distance of local village shops, amenities and St Margaret's mainline station providing links into London Liverpool Street.



Accommodation Comprises

Main front door to:

Entrance Lobby

Storage cupboard, door to:

Spacious Entrance Hall

Oak floor, storage cupboard, stairs to upper floor.

Lounge / Dining Room

Window and doors to rear aspect, oak flooring, power points, tv point, radiator.

Kitchen

Recently refitted with wall and base units with ample work surfaces, space for washing machine and dishwasher, sink unit, space for Gas Range and American style fridge freezer, windows.

First Floor Landing

Loft access, storage cupboard.

Master Bedroom

Window to rear aspect, power points, radiator.

Bedroom 2

Window to front aspect, power points, radiator.

Bathroom

A panelled bath, wall mounted shower unit and screen, window, tiled floor.

Separate W C

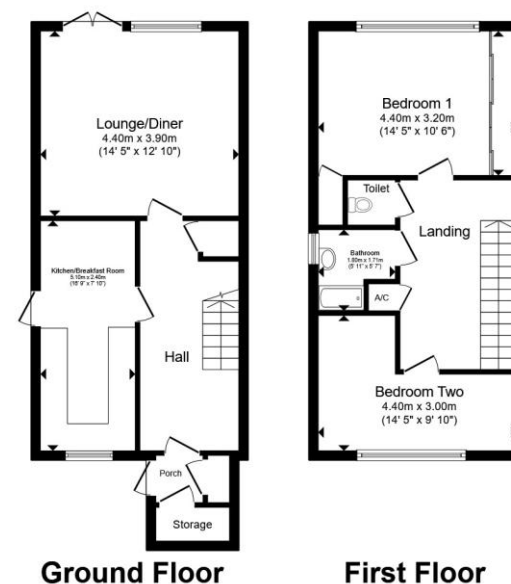
WC, tiled floor.

Rear Garden

Paved, lawned area and fenced boundaries. Unoverlooked.

Front Garden

Small lawned area.



Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



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welcome to

Gilpins Gallop, Stanstead Abbots Ware

- Two bedroom semi detached house
- Well presented throughout
- Spacious living accommodation
- Modern fitted kitchen
- Family bathroom & separate wc
- Unoverlooked rear garden
- Easy access to St Margarets mainline station
- Walking distance to local shops and amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£399,995



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD113102 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk