

EST. 1984



Jean Hennigan Properties

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**SANVILLE GARDENS,
STANSTEAD ABBOTTS, HERTFORDSHIRE, SG12 8GA.**



A deceptively spacious town house peacefully positioned on a modern development in the ever popular commuter village of Stanstead Abbots. The property is within a short walk of the characterful High Street and St. Margaret's train station providing fast and frequent access to London's Liverpool Street.

Stanstead Abbots is a popular village and civil parish in the district of East Hertfordshire and has a bustling café style society, having a good range of local shops, public houses and restaurants. Stanstead Abbots is in the heart of the Lea Valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside.

St Margaret's station on the southern side the village, is within easy walking distance of the whole village and offers commuter services to London's Liverpool Street in approximately 40 minutes. Excellent road links are available via the A10, A414 and M25. The closest towns are Ware and Hoddesdon, but also within easy reach of Hertford and Harlow.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

KITCHEN/DINING ROOM

FAMILY ROOM

LIVING ROOM

PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM

THREE FURTHER GOOD-SIZE BEDROOMS

SUMMARY OF ACCOMMODATION CONTINUED

FAMILY BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS AND DOORS

LOW MAINTENANCE AND SECLUDED REAR GARDEN

DETACHED GARAGE WITH ADDITIONAL PARKING

AVAILABLE END OF AUGUST 2022

NO PETS* *NON SMOKERS

RECEPTION HALL



CLOAKROOM

KITCHEN/DINING ROOM 16'3 x 10'2



FAMILY ROOM/HOME OFFICE 9'11 x 8'11



FIRST FLOOR LANDING



SITTING ROOM 16'4 x 11'4



BEDROOM ONE 10' x 8'9



EN-SUITE SHOWER ROOM 5'11 x 5'10

SECOND FLOOR LANDING



BEDROOM TWO 10' x 7'10



BEDROOM THREE 9'3 x 7'11



BEDROOM FOUR 9'1 x 6'9



FAMILY BATHROOM 6'9 x 5'7

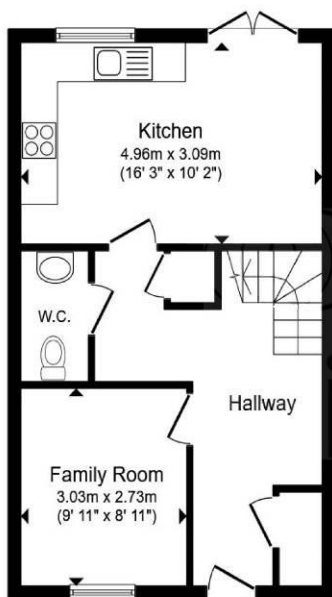


REAR GARDEN

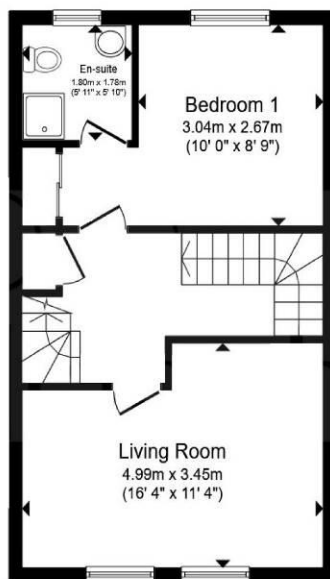


Floorplan

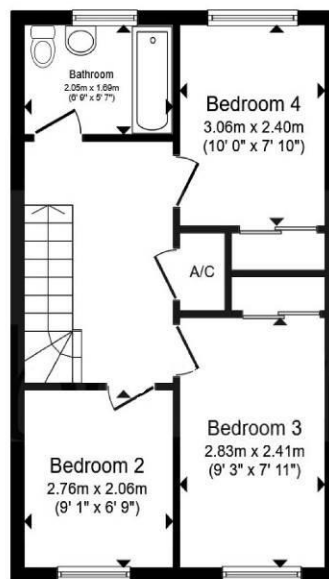
This drawing is not to scale and should be used for observational purposes only



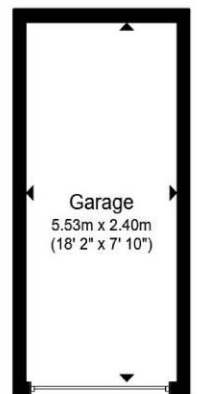
Ground Floor



First Floor



Second Floor



Garage

COUNCIL TAX BAND. E £ 2,166.36 (as of the 1st August 2022)

PRICE: £1,900.00 Per Calendar Month

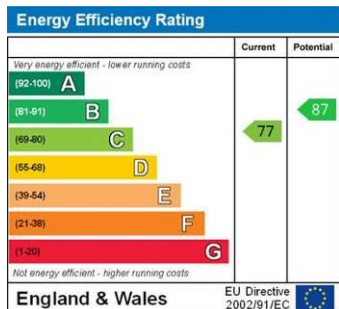
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0393

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