

135 Cappell Lane
Ware, SG12 8DA
Guide price £750,000

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Upon entering, you are greeted by a bright and spacious hallway with a vaulted ceiling, leading to a versatile office/family room and a convenient downstairs shower room. The inviting living room features a cozy wood-burning stove, perfect for relaxing evenings, while the dining area opens seamlessly into a superbly fitted kitchen. The kitchen boasts bi-fold doors that flood the space with natural light and lead out to a beautifully landscaped private rear garden, ideal for outdoor entertaining.

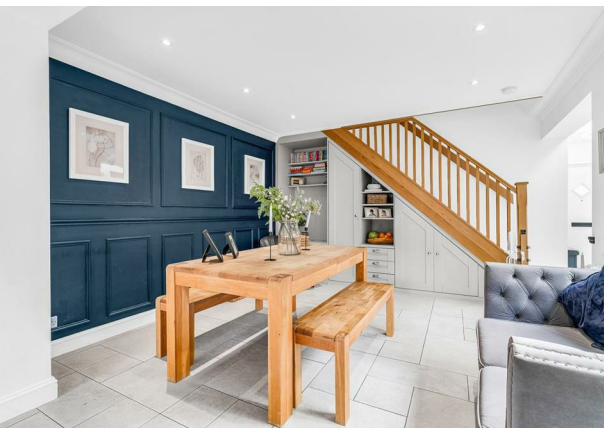
On the first floor, you'll find three well-appointed bedrooms and a luxurious family bathroom. The second floor offers a generous and thoughtfully designed loft room, accessed via a pull down ladder. Underfloor heating is a notable feature throughout the entrance hall, both bathrooms, the office/family room, dining room, and kitchen, ensuring warmth and comfort year-round.

Externally, the property benefits from a well-maintained rear garden and off-street parking to the front, complete with an electric vehicle charging point.

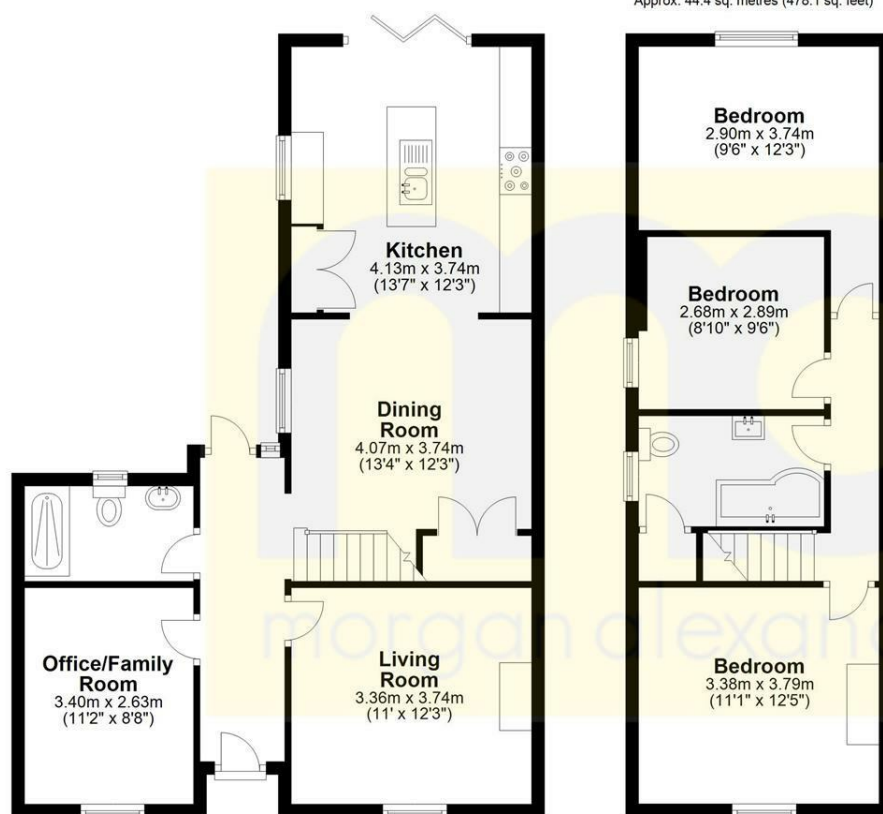
Stanstead Abbots itself is a picturesque village that offers a peaceful countryside lifestyle while still being incredibly well-connected. The property is within easy walking distance of St. Margaret's station, providing regular train services to London Liverpool Street, making it perfect for commuters. The village is home to a range of amenities, including a post office, convenience stores, the well-regarded St Andrew's Church of England Primary School, and a selection of charming pubs, restaurants, and cafes.

For those who enjoy the outdoors, the nearby RSPB Rye Meads Nature Reserve and the scenic Lea Valley offer fantastic opportunities for walking, cycling, fishing, and boating. The vibrant towns of Ware and Hertford are also just a short drive away, offering a wider array of shops, restaurants, and leisure facilities.



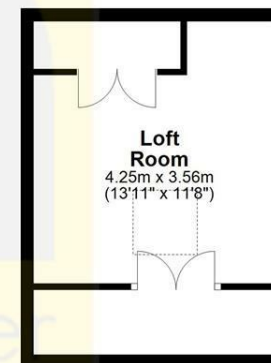


Ground Floor
Approx. 64.2 sq. metres (691.0 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.1 sq. feet)

Second Floor
Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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