



**Oliver
Minton**
Sales & Lettings

**72 Lawrence Avenue,
Stanstead Abbotts**

SG12 8TY

Price Guide £625,000

There are not many three bedroom detached houses on this highly sought after riverside development and this is a particularly nice example of one that has been beautifully maintained throughout.

The house is located in a great spot, situated within a 10 minute stroll of the High Street and St Margaret's Railway Station along the River Lee towpath. (Liverpool Street approx. 43 minutes)

The accommodation in brief offers: Enclosed entrance porch, versatile converted garage (which makes an excellent gym, work from home space or playroom etc), living room with contemporary fire, dining room, and a well fitted kitchen that overlooks a full width garden room, which is a great addition to the ground floor living space.

Upstairs there are three good size bedrooms, the main bedroom having en-suite facilities and a modern bathroom.

Being set on a corner plot, there is a generous driveway with parking for several vehicles and a landscaped rear garden, with side garden space housing a large, double sided timber outbuilding/garden store.

Stanstead Abbotts offers a thriving High Street with a variety of shops for day-to-day needs including a Co-Op supermarket/post office, chemist, café, popular pubs/restaurants and dentist surgery. There is also a regarded JMI school.



Accommodation

Front door opening to:

Enclosed Entrance Porch

Radiator. Wood laminate flooring. Door to:

Study/Playroom 3.65m x 2.15m (11'11" x 7'0")

Converted from the garage space, this is a versatile room that would lend itself to several uses, such as a study, gym or playroom for instance, all depending on a buyers needs. Window to front fitted with venetian blind. Radiator. Wood laminate flooring. Sliding doors to deep cupboards housing 'Vaillant' wall mounted gas fired boiler, water softener, tumble dryer and additional fridge freezer.

Living Room 4.89m x 3.60m (16'0" x 11'9")

Plus deep walk in bay window to front fitted with venetian blinds. Contemporary panoramic inset electric fire with remote control. Two radiators. Door to inner hall. Double multi-pane doors to dining room. 'Nest' heating control. door to study/playroom.



Dining Room 2.68m x 2.63m (8'9" x 8'7")

Wood laminate flooring. Radiator. Door to kitchen and open plan to garden room.

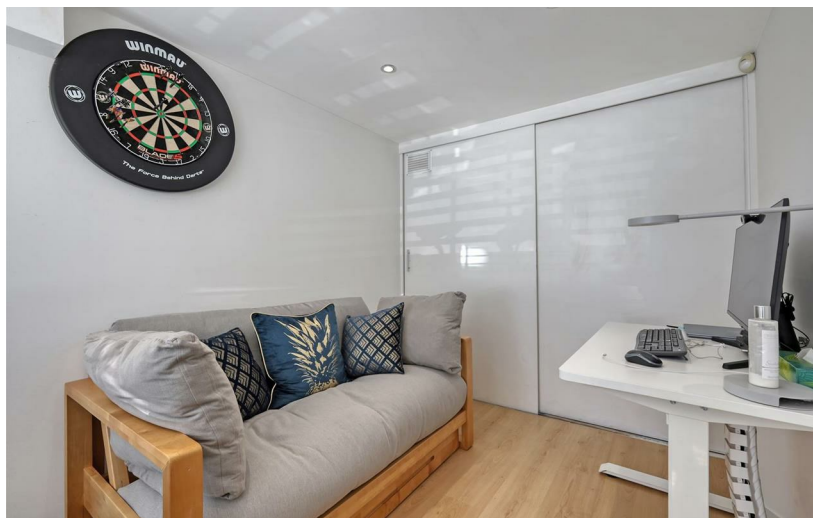
Kitchen 3.25m x 2.29m (10'7" x 7'6")

Fitted with a modern range of white gloss wall and base cabinets with complementary 'concrete' effect worksurfaces. Tiled 'Metro style' splash-backs. Inset one and a half bowl stainless steel sink and drainer. Built-in 'Bosch' electric oven/grill with four ring gas hob and glass splashback. Matching brushed steel illuminated extractor canopy over. Spaces for dishwasher, washing machine and tall fridge freezer. Tiled floor. Large wall opening overlooking the garden room, enhancing natural light, creating a sense of openness between the two spaces.



Garden Room 5.61m x 2.32m (18'4" x 7'7")

A lovely addition to the ground floor space that is part brick and Upvc double glazed construction. Windows to two sides with fitted blinds and double doors opening onto the garden. Wood laminate flooring. Radiator.



Inner Hall

With stairs rising to first floor. Radiator. Door to:

Guest Cloakroom/W.C

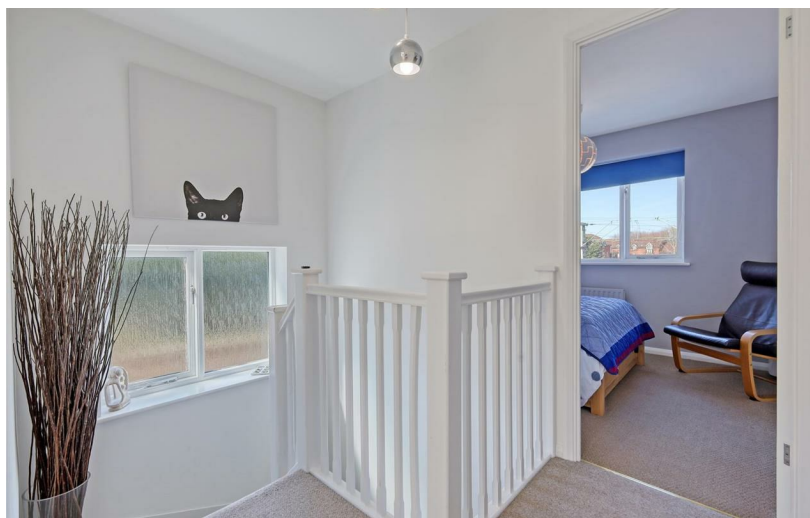
Low flush w.c. Vanity wash hand basin with cupboard below. Tiled floor. Radiator. Frosted window. Sliding doors opening to deep under stairs storage cupboard.

First Floor

Landing with frosted window to side. Airing cupboard housing 'Megaflow' hot water cylinder. Ceiling hatch to loft. Loft is fully boarded, has light and a pull-down ladder.

Bedroom One 4.11m x 2.68m (13'5" x 8'9")

Plus deep walk in bay window to front aspect plus an additional smaller window allowing for plenty of natural light. Range of sliding door wardrobe cupboards spanning one wall. Radiator. door to:





En-Suite Shower Room

Fully tiled walk-in shower cubicle with curve glazed screen and 'Aqualisa' shower. Low flush w.c. Wall mounted corner wash hand basin. Mirror front bathroom cabinet. Shaver point. Heated towel rail. Tiled floor. Extractor fan.

Bedroom Two 3.62m x 2.75m (11'10" x 9'0")

Window to rear. Radiator. Built-in twin double wardrobe cupboards.

Bedroom Three 3.19m x 2.40m (10'5" x 7'10")

Window to rear. Radiator.



Bathroom

Fitted with a modern white suite: Panel enclosed shower bath with wall mounted taps. Over bath shower with glazed screen. Vanity wash hand basin with cupboards below. Low level w.c. with concealed cistern. Heated towel rail. Tiled floor and complementary tiling to walls. Frosted window to rear.

Exterior

The property sits in a tucked away, corner plot position with no passing traffic, allowing for a larger than average frontage. There is a driveway with plenty of parking. Ornamental gravel areas and mature planting.



Rear Garden

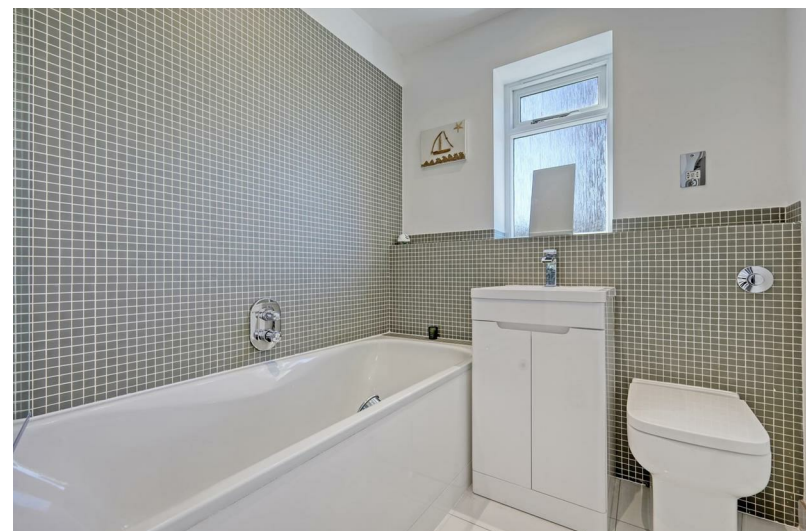
The rear garden is fully enclosed and has been landscaped for ease of maintenance. There is a paved seating area and artificial lawn. The current owner has made this into a putting green, which is fun for all the family. A pathway continues round to the side of the house and once again, its corner plot position allows for a very large, double sided, timber outbuilding to fit nicely here. There is gated access out to the front drive and flood lighting to both rear and side aspects.

Timber Outbuilding/Garden Store

Double sided with two doors and plenty of storage space. Power and light connected.

Services

All mains services connected. Gas central heating to radiators. 'Nest' heating control. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

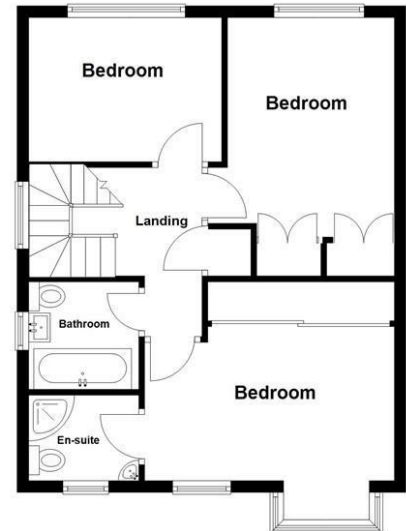




Ground Floor
Approx. 67.4 sq. metres (725.7 sq. feet)



First Floor
Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 127.8 sq. metres (1375.4 sq. feet)

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Lawrence Avenue

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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

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(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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