



**Oliver
Minton**
Sales & Lettings

**4 Lawrence Avenue,
Stanstead Abbots**

SG12 8JL

Offers In The Region Of £699,999

This much-loved family home has been enjoyed for decades by the current owner. This particular property was the original 'show-home' for this sought after development, which remains as popular with buyers today as it was then.

The house enjoys a wide frontage with what would have been a double garage, however one half of the garage was converted when it was built. to provide the sales office and that layout was retained.

Well maintained, throughout, there is now scope for some cosmetic updating in places, however this presents a wonderful opportunity to make this lovely property your own.

The accommodation offers: Hall, living room, dining room, conservatory, fitted kitchen, utility room, guest cloakroom and a versatile second reception.

Upstairs there are four bedrooms, the principal bedroom having en-suite facilities plus a family bathroom.

There is plenty of driveway parking to the front and a private, enclosed rear garden.

Lawrence Avenue is a sought after development with lovely walks alongside the River Lee. No. 4 is within a short stroll of St Margaret's Station serving London Liverpool St. (approx. 40 minutes) and the High Street amenities that include a Co-Op store/Post Office, pharmacy, a range of independent shops, a choice of restaurants/public houses and a regarded primary school.



Accommodation

Front door opening to:

Hall

Stairs rising to first floor.

Living Room 4.35m x 4.10m + bay (14'3" x 13'5" + bay)

Double glazed square walk-in bay window to front. Fireplace with marble hearth housing realistic coal gas fire. Two radiators. Open square arch to:

Dining Room 2.94m x 2.72m (9'7" x 8'11")

Double glazed sliding patio doors opening to the conservatory. Radiator. Door to kitchen.

Conservatory 4.22m x 3.38m (13'10" x 11'1")

Of Upvc double glazed construction on brick plinth. Windows to three sides with opening transoms and double doors out to the garden. Fan ceiling light.



Kitchen 3.07m x 2.93m (10'0" x 9'7")

Fitted with a range of wall and base cabinets with complementary work surfaces over. Inset sink and drainer. Tiled splash-backs. Built-in electric oven/grill and ceramic hob with extractor above. Space and plumbing for dishwasher and tall fridge/freezer. Door to deep under stairs storage cupboard/larder. Radiator. Open arch to second reception and door to utility room.

Utility Room 1.87m x 1.66m (6'1" x 5'5")

Matching units to kitchen with counter top and inset stainless steel sink and drainer. Space and plumbing for washing machine. Radiator. Wall mounted 'Glow Worm' gas fired boiler. Double glazed window to side and door to garden. Door to:

Guest Cloakroom

Fitted with a low flush w.c. Vanity wash hand basin with cupboard below. Radiator in cover. Double glazed window.

Reception Two 4.97m x 2.32m (16'3" x 7'7")

Double glazed window to front. Wood laminate flooring. Radiator. Wall lights. Returning door to hall.

First Floor

Landing with high level double glazed window to front. Door to airing cupboard. Loft access hatch.

Principal Bedroom 3.48m x 3.30m (11'5" x 10'9")

Double glazed window to front. Radiator. Deep, recessed, mirror fronted sliding door wardrobe cupboards to one wall. Door to:

En-Suite Shower Room

Modern white suite: Recessed shower cubicle with glazed door. Vanity wash hand basin with cupboard below. Low flush w.c with concealed cistern. Chrome heated towel rail. Fully tiled to walls and floor. Frosted double glazed window.

Bedroom 3.08m x 2.39m (10'1" x 7'10")

Double glazed window to rear. Radiator. Recessed wardrobe cupboard.

Bedroom 2.59m x 2.47m (8'5" x 8'1")

Double glazed window to rear. Radiator. Recessed wardrobe cupboard.

Bedroom 2.58m x 2.52m (8'5" x 8'3")

Double glazed window to front. Radiator. Recessed wardrobe cupboard.





Bathroom

White suite: Panel enclosed bath with mixer tap and hand held attachment. Pedestal wash hand basin. Low flush w.c. Radiator. Frosted double glazed window.

Exterior

To the front of the house there is a wide plot with a driveway for two/three vehicles. Open plan garden with mature planting. Side gated access to rear garden.

Garage 5.00m x 2.50m (16'4" x 8'2")

Up and over door.

Rear Garden

Fully enclosed and private. Paved patio area to the immediate rear of the house and side return with the remainder laid to lawn. Timber storage shed to remain. Outside water tap.

Services

All mains services connected. Gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



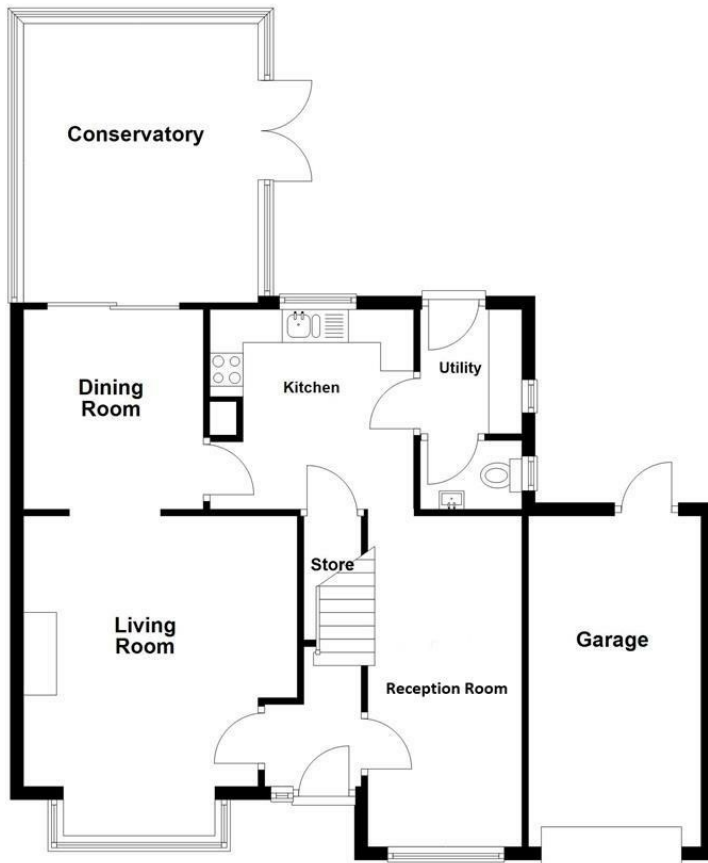


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Ground Floor

Approx. 88.6 sq. metres (953.3 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

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Plan produced using PlanUp.

Lawrence Avenue

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(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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