

## Marsh Lane, Stanstead Abbotts, Ware, SG12 8QT

Westwood Leber is excited to showcase an immaculate five-bedroom detached family home located in a private residential road within a highly sought-after village. This beautifully designed property features three reception rooms, comprising a living room, dining room, and playroom/ snug alongside a modern kitchen/breakfast room. The ground floor includes a welcoming entrance hallway that also leads to a convenient downstairs cloakroom, utility room and an additional storage area in the partially converted garage which is equipped with power and lighting. The expansive upstairs living area accommodates five well-sized bedrooms, two of which offer en-suite bathrooms, along with a stylish family bathroom. The house is outfitted with contemporary amenities, making it ideal for family living.

Outside, the property boasts a stunning landscaped garden at the rear and parking for 3 vehicles on the driveway located at the front of the property. The charming rear garden, features artificial grass and a flagstone patio, creating a serene environment for relaxation and entertaining guests. The home's spacious layout and generous storage options—including a principal suite on the second floor with its own bathroom further enhance its appeal, making this property a perfect family haven.





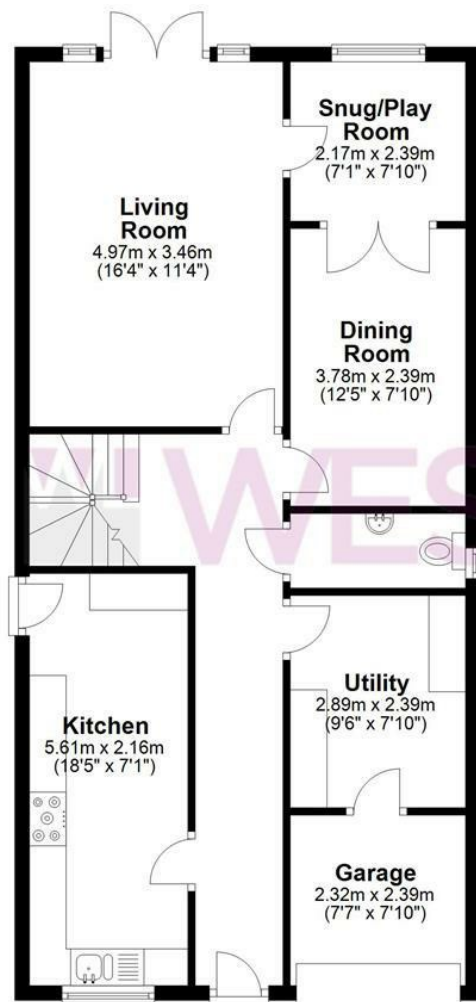
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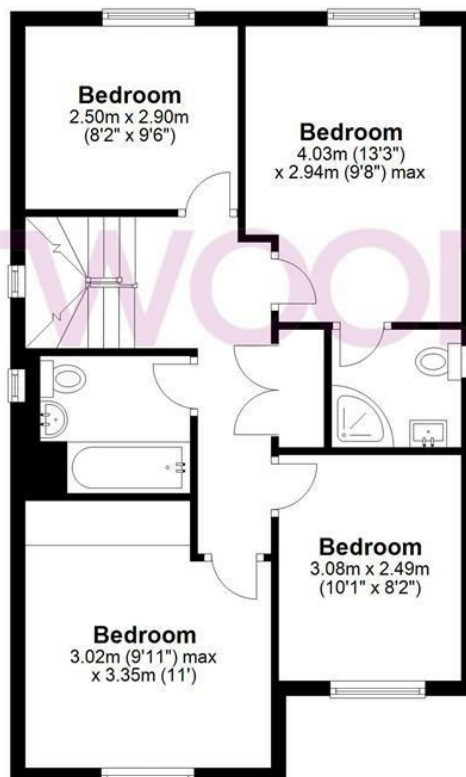
### Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



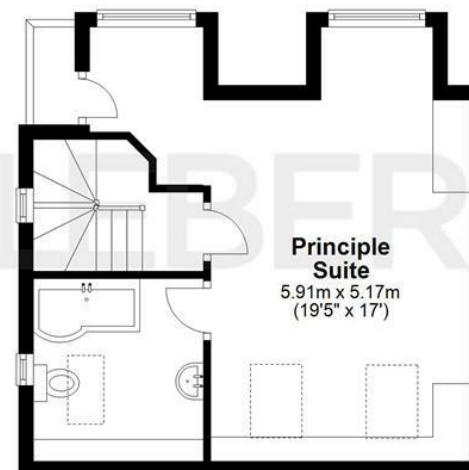
### First Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



### Second Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 163.6 sq. metres (1761.2 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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