



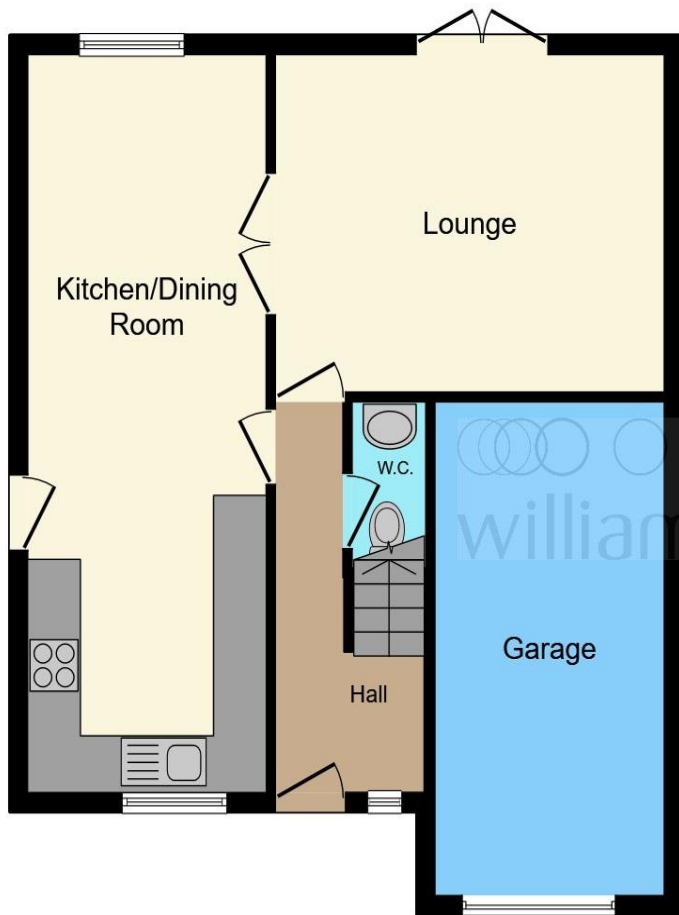
Lawrence Avenue, Stanstead Abbotts Ware SG12 8TY

welcome to

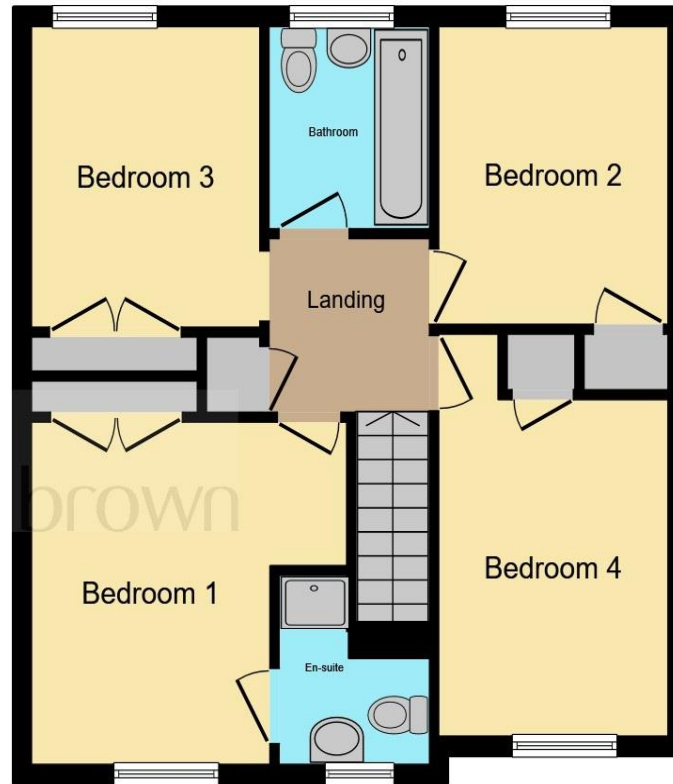
Lawrence Avenue, Stanstead Abbotts Ware

WILLIAM H BROWN are delighted to offer for sale this outstanding FOUR BEDROOM DETACHED FAMILY HOME located within this desirable location of Stanstead Abbotts, easily accessible to High Street amenities and St Margaret's railway station. An internal viewing is strongly recommended.





Ground Floor



First Floor

Total floor area 114.7 m² (1,235 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Kitchen / Diner

26' 6" x 8' 7" max (8.08m x 2.62m max)

First Floor Landing

Bedroom 1

11' 6" max x 11' 10" excluding Wardrobes (3.51m max x 3.61m excluding Wardrobes)

En Suite Shower Room

Bedroom 2

10' 5" excluding Wardrobe x 8' 6" (3.17m excluding Wardrobe x 2.59m)

Bedroom 3

10' 4" excluding Wardrobe x 8' 4" (3.15m excluding Wardrobe x 2.54m)

Bedroom 4

11' 7" max x 7' 7" max (3.53m max x 2.31m max)

Bathroom

Exterior

Rear Garden

Front Garden

Garage & Drive

welcome to

Lawrence Avenue, Stanstead Abbots Ware

- Four Bedroom Detached Family Home
- Modern & Spacious Living Accommodation Throughout
- Downstairs Cloakroom & Luxury Upstairs Bathroom
- En Suite Shower Room to Main Bedroom
- Unoverlooked South Facing Rear Garden
- Garage & Drive
- Village Location
- Sought after Road

Tenure: Freehold EPC Rating: Awaited

£665,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111460



Property Ref:
HSD111460 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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