



**River Meads, Stanstead Abbotts WARE SG12 8EF**

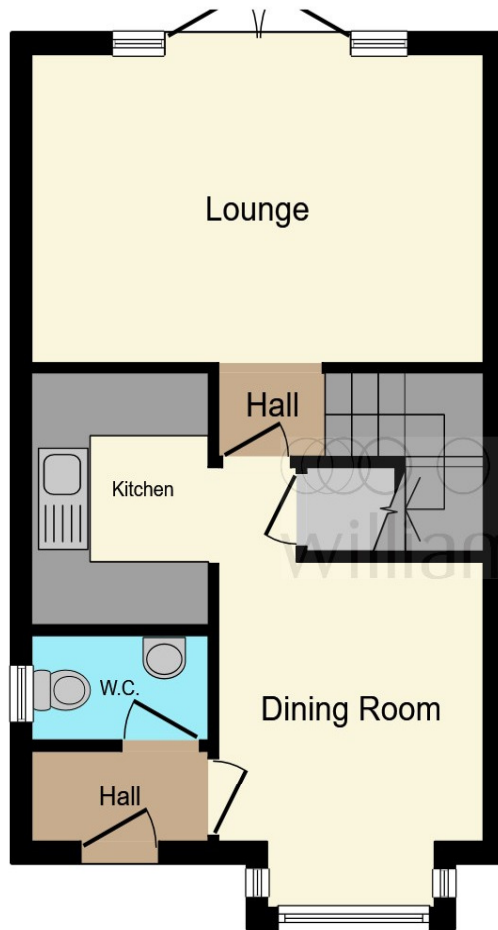


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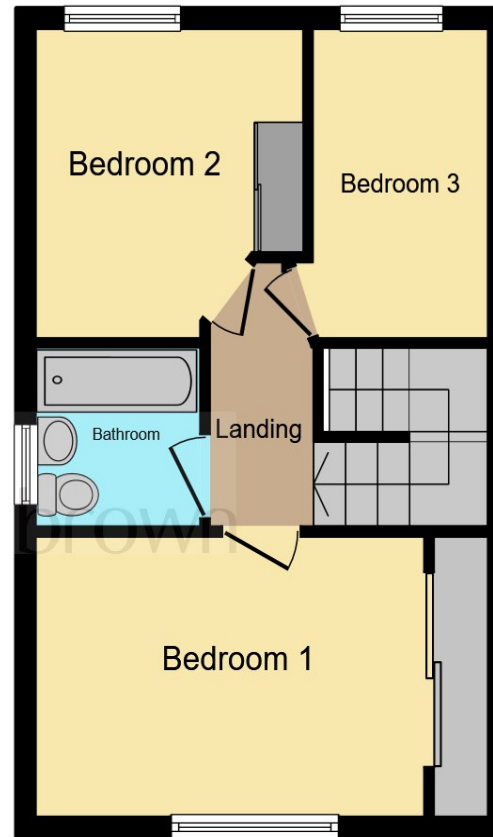
## **River Meads, Stanstead Abbots WARE**

Situated adjacent to both St Margarets Station and the River Lea's south bank. William H Brown are delighted to bring to market this well presented three bedroom end of terrace home, Externally the property benefits from a cul de sac location, allocated off road parking, and a panel fence enclosed rear garden with rear access. Internally the property is made of a separate downstairs WC dining room, Underfloor heated kitchen, lounge leading to rear garden. First floor accommodation is made up of two double bedrooms, one single and an underfloor heated family bathroom.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Cloakroom**

**Dining Room**

9' 1" max x 11' 8" into bay ( 2.77m max x 3.56m into bay )

**Kitchen**

5' 11" max x 7' 10" max ( 1.80m max x 2.39m max )

**Lounge**

15' max x 9' 7" max ( 4.57m max x 2.92m max )

**Landing**

**Bedroom 1**

15' max x 8' 9" max ( 4.57m max x 2.67m max )

**Bedroom 2**

9' 4" max x 8' 4" max ( 2.84m max x 2.54m max )

**Bedroom 3**

9' 5" max x 6' 4" max ( 2.87m max x 1.93m max )

**Family Bathroom**

Total floor area 70.4 m<sup>2</sup> (758 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](http://www.focalagent.com)



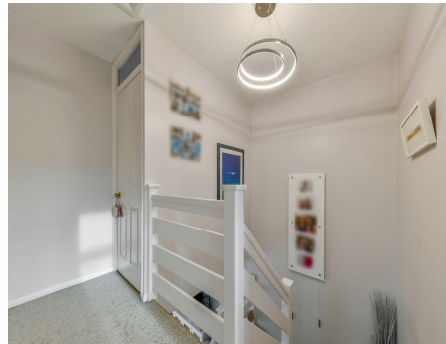
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## **River Meads, Stanstead Abbots WARE**

- WALKING DISTANCE TO ST MARGARET'S STATION
- ADJACENT TO RIVER LEA
- THREE BEDROOM END TERRACED HOME
- CUL DE SAC
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

# £440,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107446](https://williamhbrown.co.uk/Property/WRE107446)



Property Ref:  
WRE107446 - 0006

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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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