



Lee Close, Stanstead Abbotts Ware SG12 8JN

welcome to

Lee Close, Stanstead Abbotts Ware

Being offered with NO CHAIN is this two bedroom cluster home situated within this popular 'Riverside Development' within walking distance of Stanstead Abbotts High Street and St.Margaret's Railway Station. Stanstead Abbotts is a popular village and civil parish in the district of East Hertfordshire and has a bustling café style society having a good range of local shops, public houses and restaurants. Stanstead Abbotts is in the heart of the Lea Valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside.



Accommodation Comprises Of Entrance Lobby

Radiator. Door to:

Sitting/Dining Room

14' 7" into bay & Stair Recess x 13' 10" Into Recess (4.45m into bay & Stair Recess x 4.22m Into Recess)
Featuring a bay window to the front aspect. Stairs leading to the first floor landing. Radiator.
Understairs Storage and door to:

Kitchen

12' 3" Max x 5' 8" Max (3.73m Max x 1.73m Max)
Fitted with a range of wall and base units with cupboards and drawers under. Work surfaces with inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine, fridge and freezer. Source for cooker. Wall mounted Gas fired boiler. Window to front aspect.

First Floor Landing

Loft access. Doors to:

Bedroom 1

10' 3" To Front of Wardrobes x 10' 7" Max (3.12m To Front of Wardrobes x 3.23m Max)
Featuring two windows to the front aspect. Radiator.
Fitted wardrobe cupboards and further storage cupboard.

Bedroom 2

8' 10" x 5' 10" (2.69m x 1.78m)
Featuring a window to the front aspect. Radiator.

Bathroom

Three piece suite comprising of a panel enclosed bath with mixer tap and shower attachment.
Pedestal wash hand basin. Low level flush WC.

Exterior

Superb communal area's giving access to the 'River Lea' tow path.

Allocated Parking

For one vehicle



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Lee Close, Stanstead Abbotts Ware

- NO CHAIN
- TWO BEDROOM CLUSTER HOME
- ENTRANCE LOBBY
- SITTING/DINING ROOM
- KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WRE107599 - 0005

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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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk