



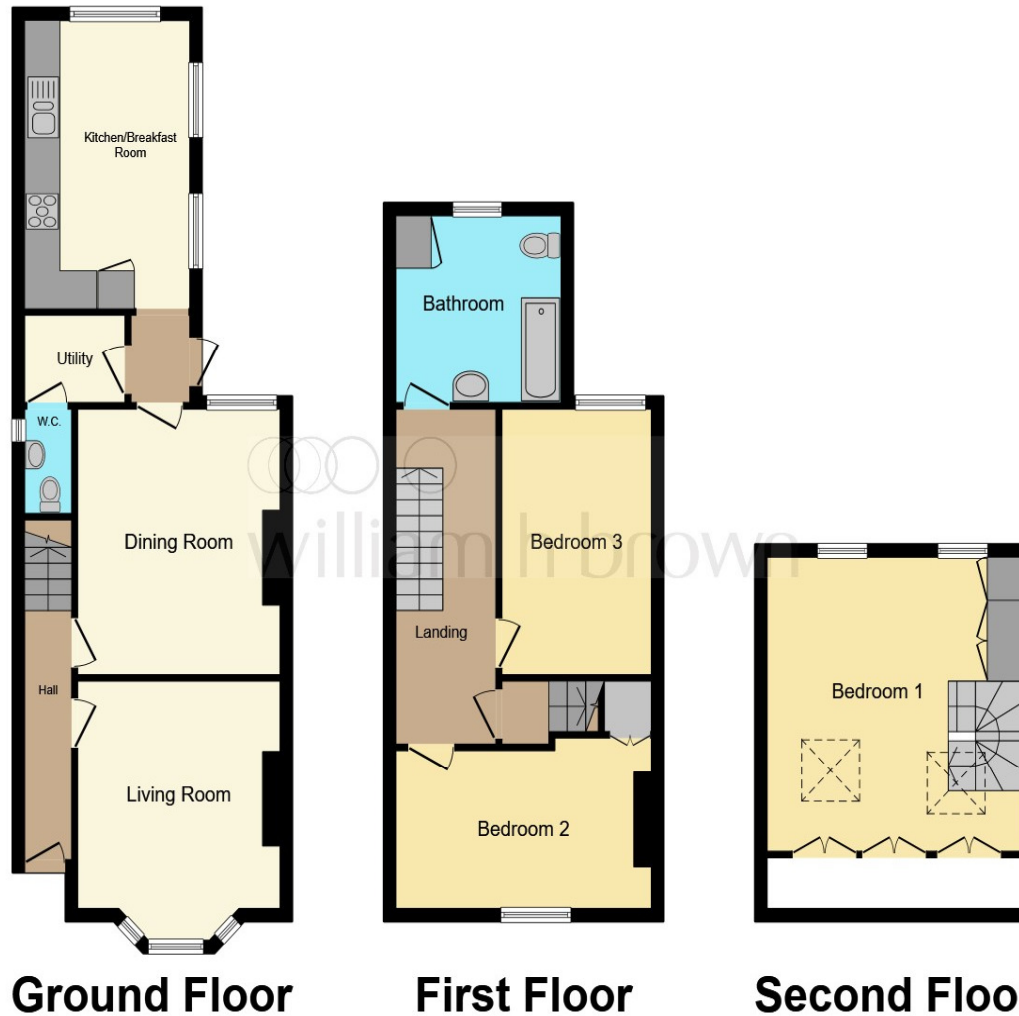
Cappell Lane, Stanstead Abbots Ware SG12 8BY

welcome to

Cappell Lane, Stanstead Abbotts Ware

William h brown are pleased to present this early Edwardian villa - extended to provide accommodation over three floors. The property is located behind a walled garden with wrought iron gates and railing. This delightful home still retains many original features.





Front Door Entrance

Entrance Hall

Sitting Room

14' 1" max x 11' 1" max (4.29m max x 3.38m max)

Reception Room

14' 6" max x 11' max (4.42m max x 3.35m max)

Inner Lobby

Utility Room

5' 2" max x 4' 6" max (1.57m max x 1.37m max)

Ground Floor Cloakroom

Kitchen/Dining Room

15' 8" max x 8' 7" max (4.78m max x 2.62m max)

First Floor Landing

Bedroom 2

14' 6" max x 8' 11" max (4.42m max x 2.72m max)

Bedroom 3

14' 8" max x 8' 8" max (4.47m max x 2.64m max)

Second Floor

Principal Bedroom

14' 6" max x 15' 5" (overall floor measurement) (4.42m max x 4.70m max)

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

welcome to

Cappell Lane, Stanstead Abbots Ware

- EDWARDIAN VILLA
- SET OVER THREE FLOORS
- ORIGINAL FEATURES
- SET BACK BEHIND A WALLED GARDEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£640,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107632



Property Ref:
WRE107632 - 0006

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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