

Lawrence Avenue, St Margarets, SG12 8TY

- IMPOSING DETACHED HOME
- BESPOKE KITCHEN DINER
- EN-SUITE TO MASTER BEDROOM
- RECEPTION / STUDY ROOM
- OUTSIDE HOME OFFICE / GYM
- FIVE BEDROOMS
- FAMILY BATHROOM
- LOUNGE OVERLOOKING REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO ST MARGARETS STATION

Asking Price £749,995



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Presenting an exceptional opportunity to acquire a detached house, available for sale. This spacious property is thoughtfully arranged to accommodate modern family living, offering five generously proportioned bedrooms and two well-appointed bathrooms, ensuring comfort and convenience for residents and guests alike.

The house benefits from two distinct reception rooms, providing versatile spaces ideally suited for formal entertaining, relaxation, or family gatherings. Flooded with natural light, these reception rooms offer flexible living arrangements, accommodating various lifestyle needs. The dedicated kitchen is conveniently positioned to serve as the heart of the home, creating an ideal setting for culinary preparation, casual dining, and social interaction.



The five bedrooms are comfortably sized, ensuring ample space for family members or guests, while the two bathrooms contribute to a practical and harmonious living environment. This detached house presents an excellent opportunity for families seeking substantial living space distributed over a thoughtfully designed layout.

With its classic detached design and generous accommodation, this property offers a reassuring sense of privacy and independence. Whether you envisage a home for entertaining, a peaceful retreat for family life, or a property with room to evolve alongside your changing needs, this outstanding house promises to deliver. Arrange a viewing today to appreciate the full potential and welcoming atmosphere that this property affords.



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Hallway
15'1" x 5'9"
Wood flooring, painted walls. Radiator.

Kitchen Diner
26'9" x 8'9"
Contemporary design Kitchen with matching wall and base units fitted to an exacting standard. Tiled splash backs. Built in appliances with "Feature cooking Island". UPVc window to front aspect, Door to side access. Sunken Spot lights to ceiling, Feature pendant lights to Island. Wood flooring;

Dining area with UPVc window to rear aspect. Spot lights to ceiling, wood floor. Radiator;

Downstairs WC
5'8" x 2'7"
Two Piece Contemporary design white suite. Painted walls. tiled splash backs. Heated towel Radiator;

Living Room
15'0" x 12'6"
Carpet Flooring, Painted Walls. Radiator. UPVc Patio Doors to rear garden;

Reception Two
11'9" x 7'8"
Carpet flooring, Painted walls. Radiator;

Landing
Carpet Flooring, Painted Walls. Radiator. Stairs to Second Floor;

Bedroom Two
12'1" x 11'5"
Carpet Flooring, Painted Walls. Radiator. UPVc window to front aspect. Built in Wardrobes;

Bedroom Three
10'5" x 8'9"
Carpet Flooring, Painted Walls. Radiator. UPVc window to rear aspect;

Bedroom Four
10'5" x 8'7"
Carpet Flooring, Painted Walls. Radiator. UPVc window to rear aspect.

Bedroom Five
12'0" x 9'8"
Carpet Flooring, Painted Walls. Radiator. UPVc windows to front aspect;

Bathroom
6'2" x 6'2"
Painted and Tiled walls. Three piece Contemporary design white suite. Opaque window to rear aspect. Towel Radiator;

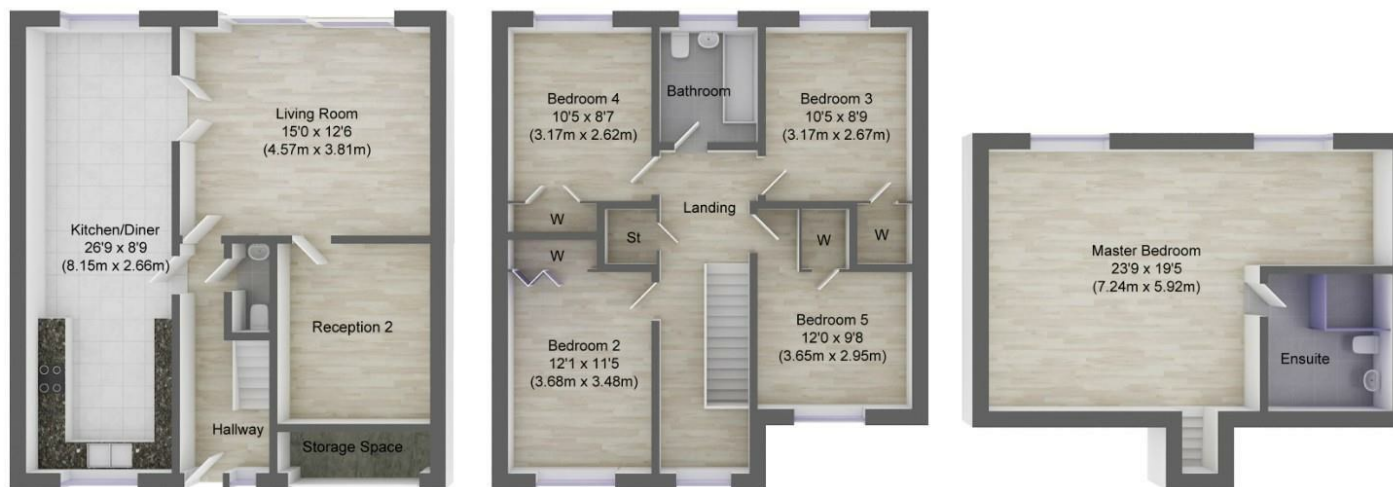
Master Bedroom
23'9" x 19'5"
Carpet Flooring, Painted Walls. Radiator. Two Large UPVc windows to rear aspect. Access to;

En-Suite
8'5" x 7'5"
Tiled Flooring, Painted Walls. Designer Large Shower cubicle, wash basin and low level WC

Outside

To the front of the property is a block paved driveway with shrub borders allowing parking for three cars. Side access to rear.

The secluded rear garden is mainly laid to lawn with shrub borders and patio area. Large "Summer House" which can be used as outside entertaining or home office.



Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area = 150.17 sq m / 1616.42 sq ft

Garage Area = 2.09 sq m / 22.49 sq ft

Total Area = 152.26 sq m / 1638.91 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewings

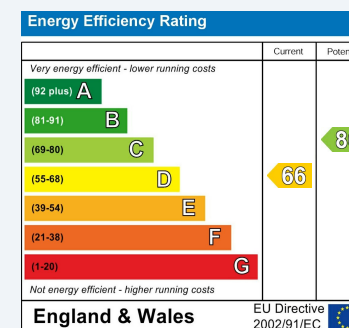
Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.