



11 Lawrence Avenue, Stanstead Abbots, Ware, Herts, SG12 8JL
Offers In Excess Of £540,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated minutes walk from St Margaret's railway station and Stanstead Abbots centre with shopping facilities. This three / four bedroom detached house built in 2010 offers through lounge / dining room, open plan kitchen, downstairs bedroom or study with W.C.



- THREE / FOUR BEDROOM DETACHED HOUSE
- MINUTES WALK FROM ST MARGARET'S RAILWAY STATION WITH SHOPPING FACILITIES
- PROPERTY WAS BUILT IN 2010
- THROUGH LOUNGE / DINING ROOM
- OPEN PLAN KITCHEN
- DOWNSTAIRS BEDROOM / STUDY
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - EAST HERTFORDSHIRE COUNCIL



Front door with double glazed panels opens into

ENTRANCE HALL

LED ceiling spotlights. Quality vinyl wood effect flooring. Single radiator. Georgian style double glazed window to front.

DOWNSTAIRS W.C.

Concealed cistern wall mounted W.C. and wall mounted wash basin with splashback tiling. Single radiator. Laminate wood effect flooring. LED ceiling spotlights. Extractor fan. Frosted Georgian style double glazed window to front.

STUDY / BEDROOM FOUR

11'6 x 7'6 (3.51m x 2.29m)

Quality vinyl wood effect flooring. Single radiator. LED lights. Storage cupboard. Wall mounted electric consumer unit. Double glazed window to side.

THROUGH LOUNGE / DINING ROOM

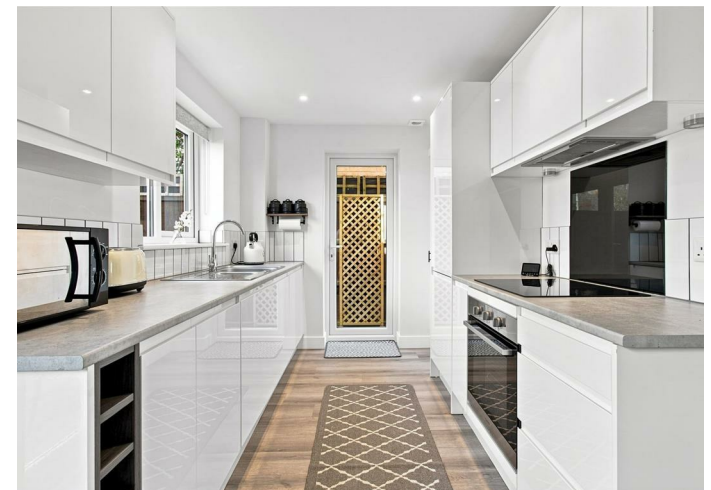
23'5 x 10'5 (7.14m x 3.18m)

Quality vinyl wood effect flooring. Dual aspect with double glazed and double width patio doors. Rear double glazed Georgian style bow window to front. TV aerial point. Double radiator. Feature radiator. Feature electric living flame fire. Wall recess power point for TV.

KITCHEN AREA

9'9 x 7'8 (2.97m x 2.34m)

Range of high gloss wall and base units featuring cupboards and drawers. Stone effect working surfaces with inset Indesit ceramic hob and splashback with concealed extractor above. Indesit fan oven below. Integrated Indesit 400 dishwasher. Indesit washer / dryer. Integrated fridge / freezer. Built in cupboard housing Worcester gas combi boiler. Splashback tiling. Quality vinyl wood effect flooring. One and a half bowl stainless steel sink. Double glazed window to rear. Double glazed casement doors to side.



FIRST FLOOR LANDING

Turn flight of stair case from lounge / diner. Double glazed Georgian style window to side. Access to loft via aluminium foldaway ladder. Built in cupboard with light, hanging rail and shelf.

BEDROOM ONE

13'1 x 10'2 (3.99m x 3.10m)

Length measurement taken to back of fitted wardrobes being mirror fronted, two double width with hanging rails and shelving. Single radiator. Ceiling LED spotlights. TV aerial point. Georgian style double glazed window to front.

BEDROOM TWO

12'2 x 8'8 (3.71m x 2.64m)

Length of measurement taken to back of built in wardrobe being double width with hanging rail and shelf. Single radiator. Ceiling spotlights. Double glazed window to rear.

BEDROOM THREE

8'5 x 8'1 (2.57m x 2.46m)

Single radiator. LED ceiling spotlights. Georgian style double glazed window to front.

BATHROOM

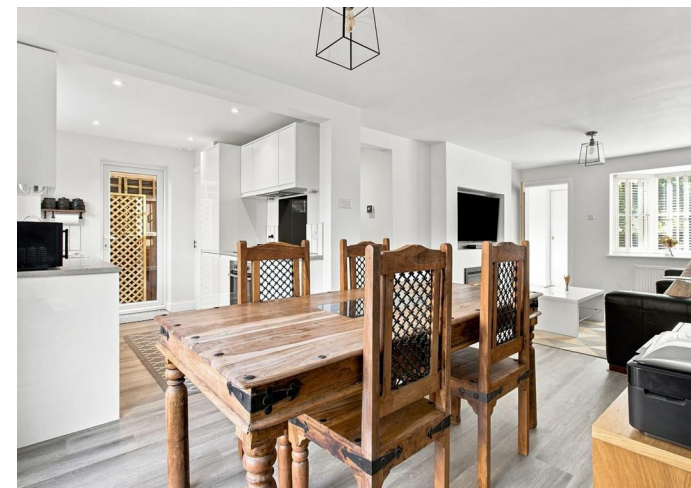
7' x 6'4 (2.13m x 1.93m)

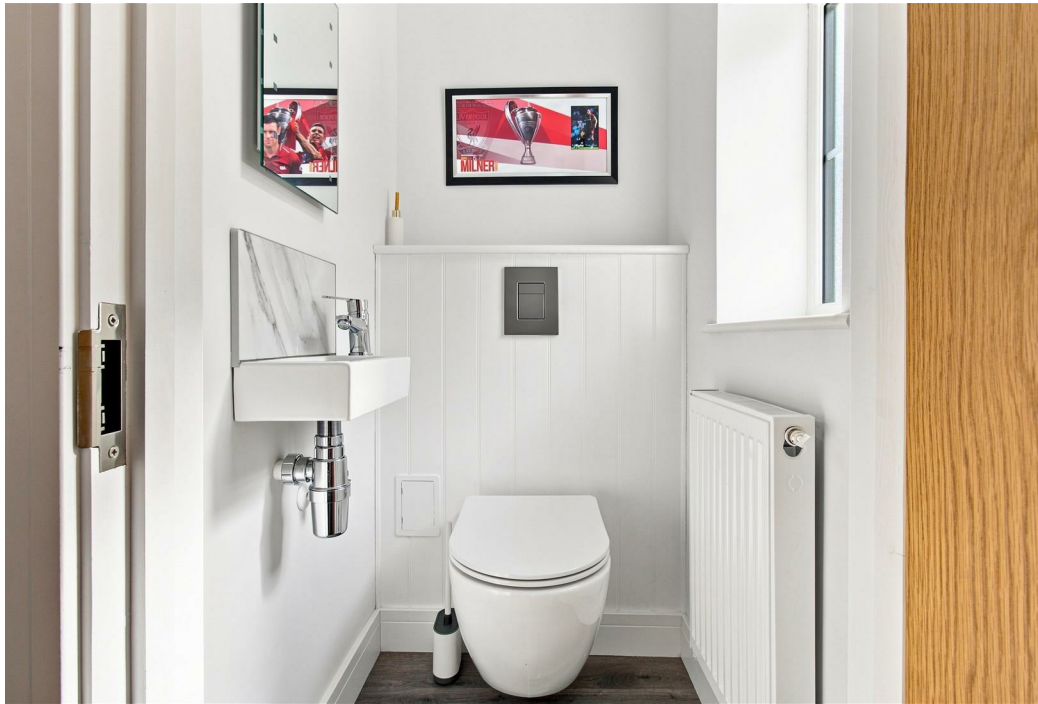
White suite comprising bath with mixer tap and over head shower and handheld shower attachment. Glass shower screen. Wall mounted wash basin. Concealed cistern W.C. Tiled walls and floor. Chrome heated towel rail. LED ceiling spotlights. Extractor. Frosted double glazed window to rear.

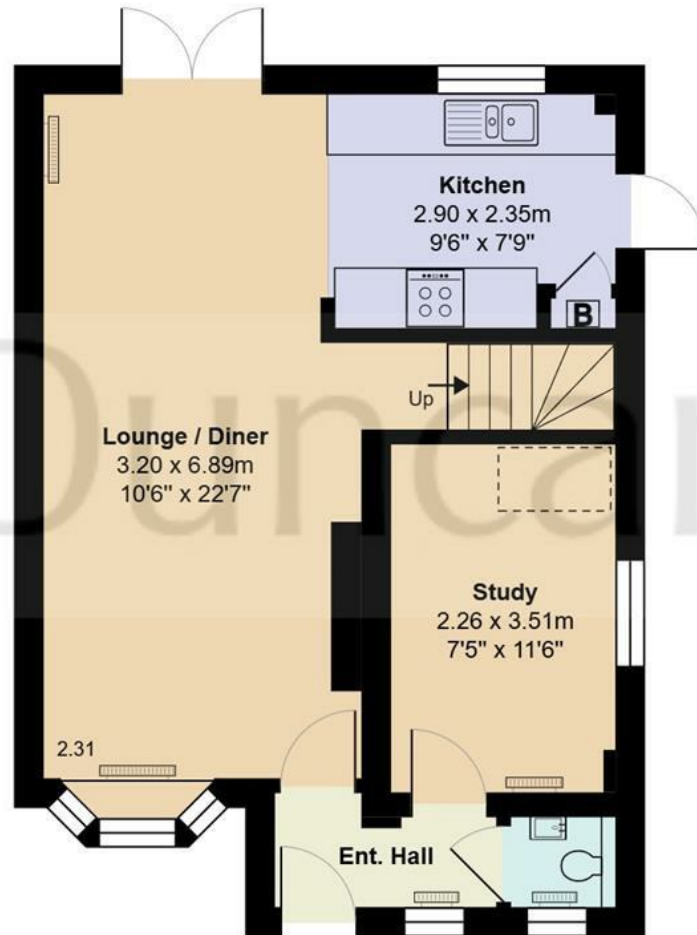
EXTERIOR REAR

28' x 24' (8.53m x 7.32m)

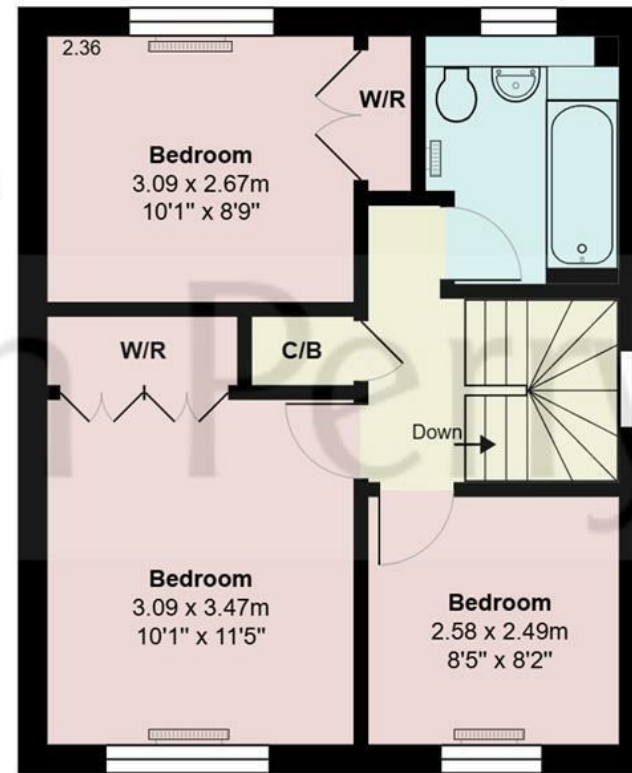
Backing Easterly. Starting from the rear of property with full width Indian sandstone patio leading to lawned area with sleeper edged raised beds. Timber garden shed. External water point. External lighting points. Access to front via pathway.







Ground Floor
Area: 44.6 m² ... 480 ft²



First Floor
Area: 41.1 m² ... 442 ft²

Lawrence Avenue, Hertfordshire SG12

Total Area: 85.7 m² ... 923 ft²

All measurements are approximate and for display purposes only

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We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

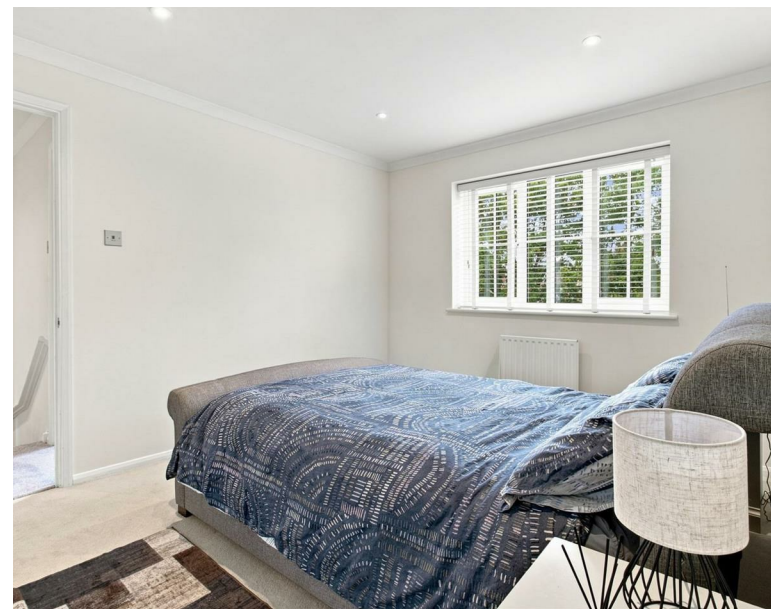
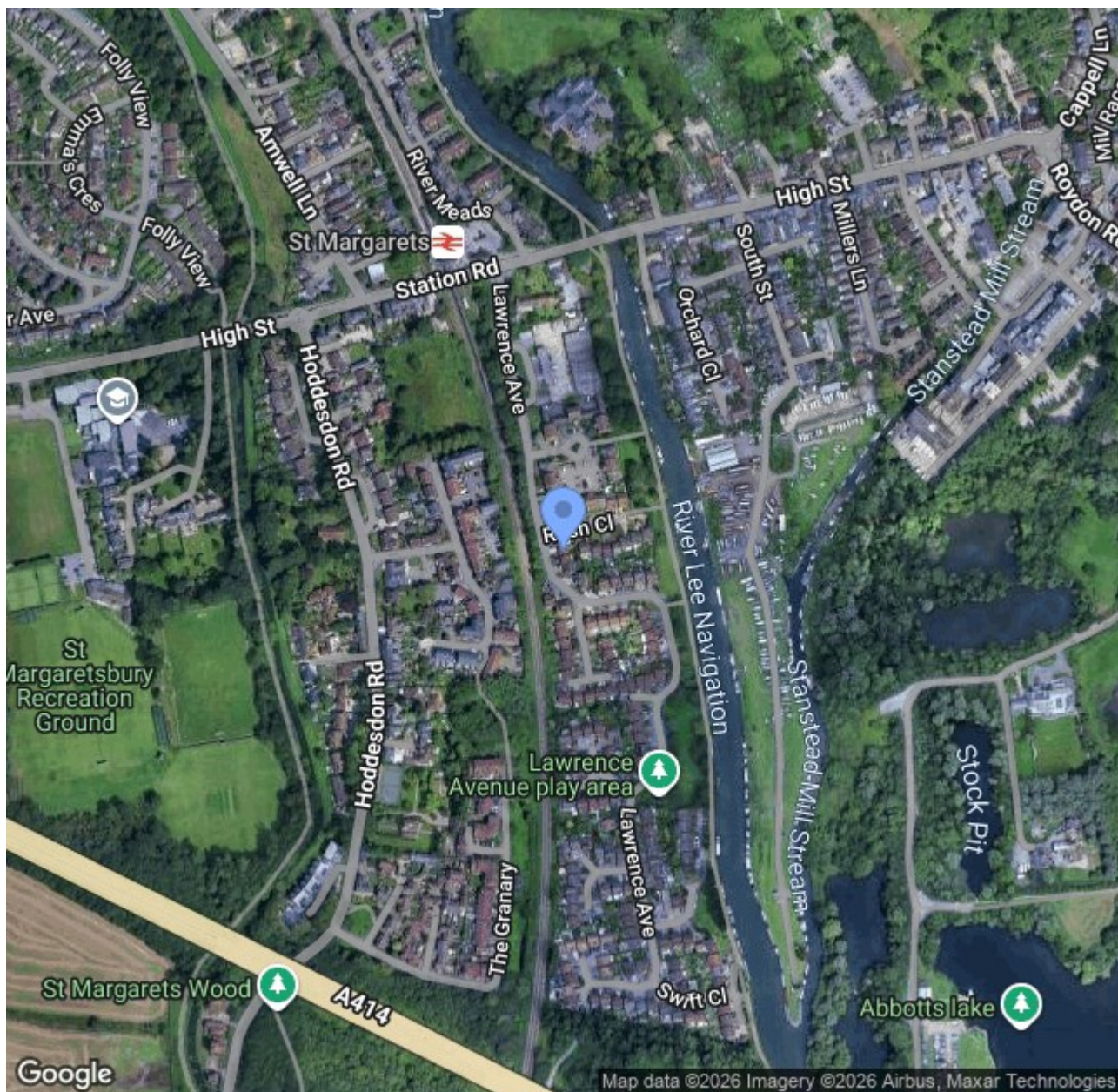
Tarmacadam driveway and gravel driveway providing parking for two vehicles. External lighting points.

Tenure - Freehold. Council tax band E - East Hertfordshire Council.

Property Information



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85		Very environmentally friendly - lower CO₂ emissions 85	
85-92 A		20-40 A	
79-84 B		41-50 B	
73-78 C		51-60 C	
69-72 D		61-70 D	
65-68 E		71-80 E	
61-64 F		81-90 F	
55-60 G		91-100 G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	



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