



## Lawford Place, Manningtree

An attractive and well-proportioned three-storey townhouse situated in the sought-after area of Lawford Place, Manningtree. This modern family home offers spacious, versatile accommodation across three floors, complemented by a private garden and garage. Ideally located within easy reach of Manningtree station, local schools, and countryside walks, it perfectly balances convenience with a semi-rural lifestyle.

Guide price £500,000

# Lawford Place

Lawford, Manningtree, CO11



- 4 bedroom family home
- Private south-west facing garden
- Sought-after Manningtree location
- Close to station
- Garage and off-street parking
- Access to private woodland and grounds
- Contemporary interiors
- Flexible living spaces
- Guide price £500,000 - £525,000

## The Property

The property opens into a welcoming entrance hall with a cloakroom/WC.

To the front is a dining room ideal for entertaining or as a home office, while to the rear a generous kitchen features contemporary fittings, ample workspace, and a back door opening onto the garden, creating a bright, social space for everyday living.

The first floor features a spacious sitting room with a Juliet balcony overlooking the verdant rear, flooding the room with light.

Also on this level is a double bedroom and a family bathroom, offering flexibility for guests or multi-generational living.

The top floor comprises three well-proportioned bedrooms, including a principal bedroom with en-suite shower room.

A further family bathroom serves the remaining bedrooms, all presented to a high standard.

## The Outside

The property enjoys a private south-west facing rear garden, featuring a patio area perfect for outdoor dining.

A garage and off-street parking are located to the rear, providing convenience and practicality.

The property benefits from access to the development's private woodlands and beautiful grounds.

## The Area

Lawford Place is a desirable development on the edge of Manningtree, offering a tranquil setting within walking distance of local shops, schools, and amenities. Manningtree's mainline station provides direct links to London Liverpool Street, while the nearby Dedham Vale Area of Outstanding Natural Beauty offers scenic countryside walks and riverside pubs. The A120 and A12 are easily accessible for commuting to Colchester, Ipswich, and beyond.

## Further Information

Tenure: Freehold

Council Tax: Tendring Band E

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Need to secure an onward purchase

Circa £650pa estate charge



# Floor Plan



Main area: Approx. 143.4 sq. metres (1543.9 sq. feet)  
Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<p>Key: energy efficient - lower running costs</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(22-38) <b>D</b></p> <p>(10-21) <b>E</b></p> <p>(1-9) <b>F</b></p> <p>(1-9) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(22-38) <b>D</b></p> <p>(10-21) <b>E</b></p> <p>(1-9) <b>F</b></p> <p>(1-9) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
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