

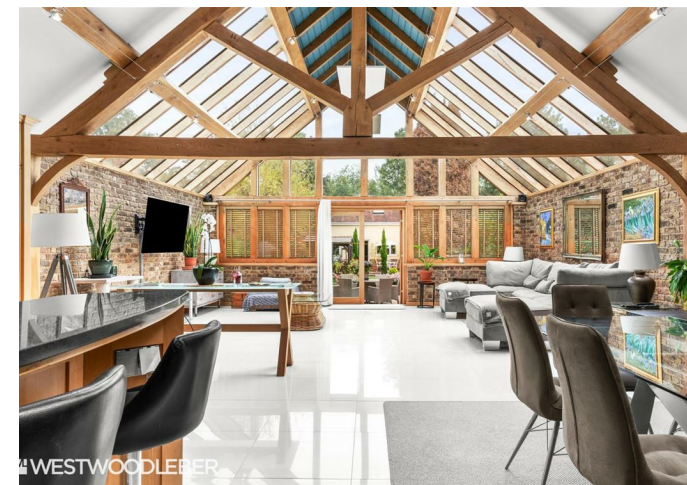


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Amwell Lane, Stanstead Abbots, Ware, SG12 8DX

Price guide £1,065,000



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Westwood Leber are delighted to bring to the market this exceptional four-bedroom residence, ideally positioned in the heart of Stanstead Abbots and offering over 3,600 sq ft of versatile living space, including a detached one-bedroom annexe and a double garage.

This beautifully presented home offers a generous and flexible layout arranged over two floors. The ground floor features a substantial open-plan kitchen/breakfast/family area with high-end fittings and extensive workspace, perfect for modern family living. In addition, the home benefits from a formal dining room, spacious sitting room, utility room, and guest WC.

Upstairs, the first floor offers four double bedrooms, including a fantastic principal suite with an en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom and separate shower room, offering convenience for busy households.

Further benefits include a self-contained one-bedroom annexe with open-plan living/kitchen area and bathroom — ideal for guests, extended family, or as a rental opportunity — as well as ample parking, private outdoor space.

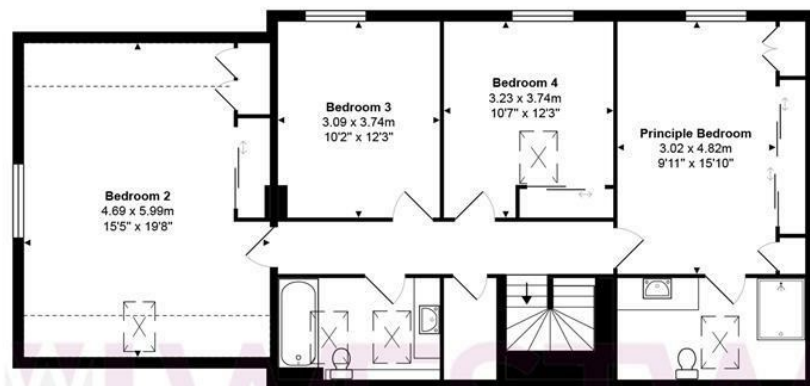
Located just a short walk from St Margarets station and the amenities of Stanstead Abbots, this property offers the perfect blend of village charm and commuter convenience.

An internal viewing is highly recommended to appreciate the space, flexibility, and quality on offer.

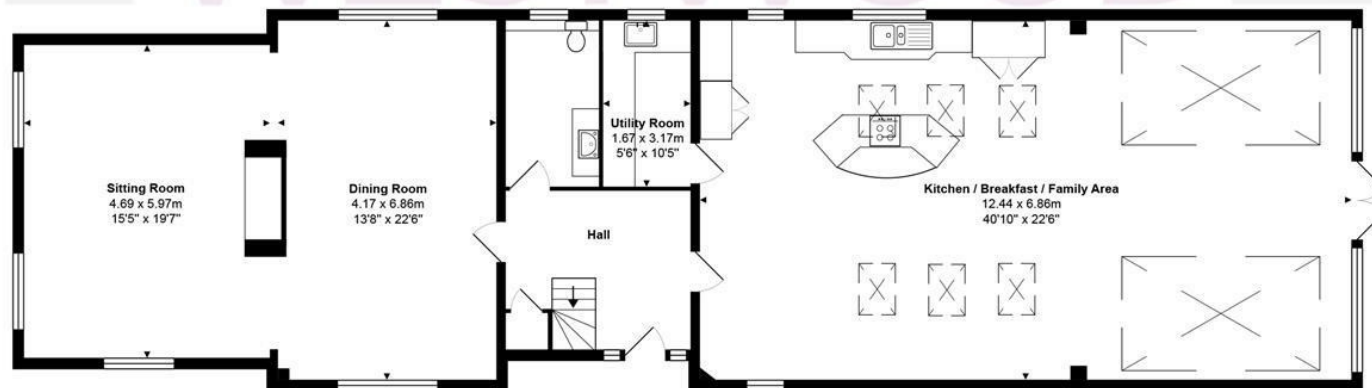


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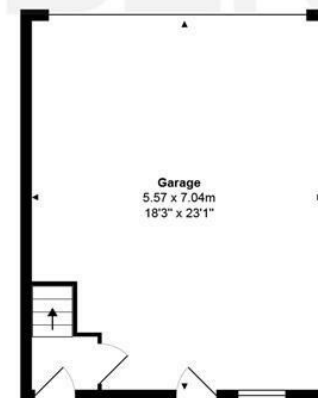
First Floor
Area: approx. 97.9 m² ... 1053 ft²



Ground Floor
Area: approx. 167.3 m² ... 1801 ft²



Annexe
Area: approx. 39.2 m² ... 422 ft²



Garage
Area: approx. 39.2 m² ... 422 ft²

Total Area: approx. 343.5 m² ... 3698 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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