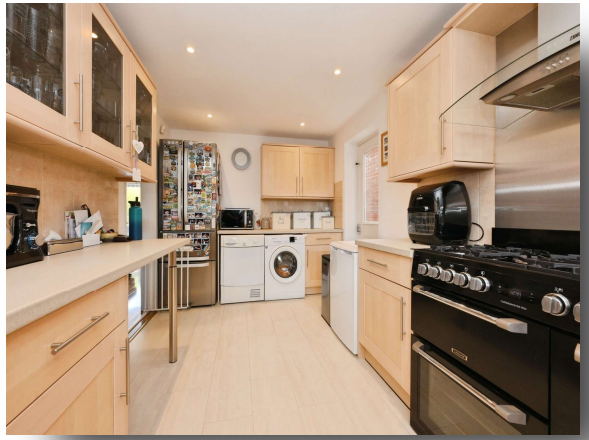
Lawrence Avenue, Stanstead Abbotts, Ware, SG12 8TY

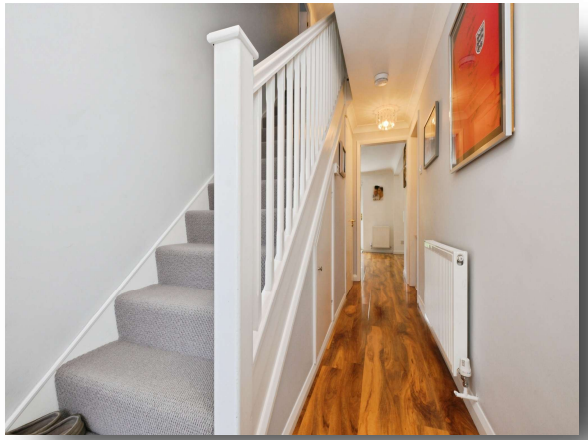
william
h brown

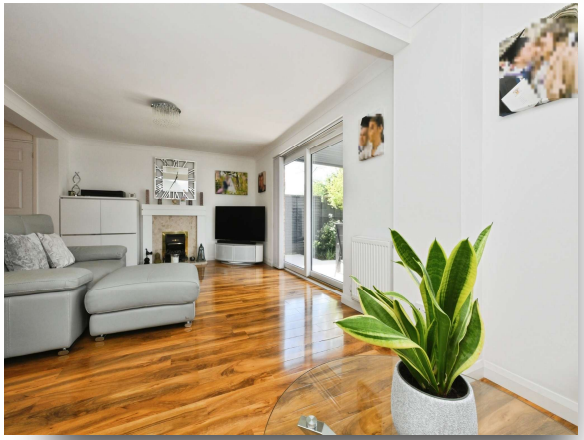
welcome to

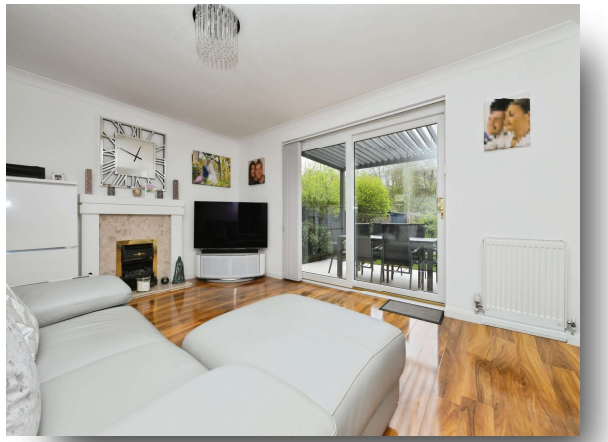
Lawrence Avenue, Stanstead Abbotts, Ware

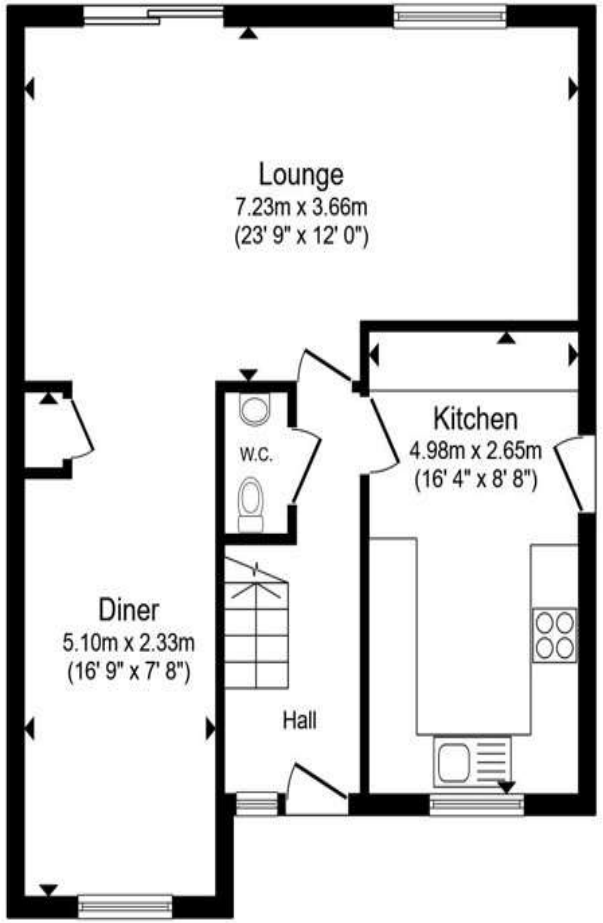
Lawrence Avenue - An exceptionally presented four bedroom, detached family home, situated toward the end of a sought after residential cul-de-sac. Walking distance to mainline station and other amenities in a delightful village setting.



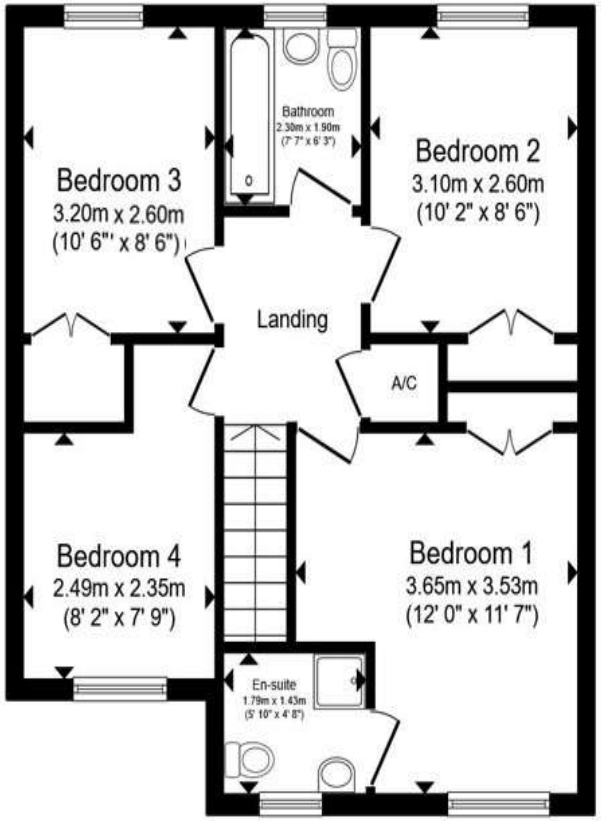








Ground Floor



First Floor

Total floor area 107.0 m² (1,152 sq.ft.) approx

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.propertybox.io

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Front Door

Entrance Hall

Kitchen
16' 4" x 8' 8" (4.98m x 2.64m)

Dining Room
16' 9" x 7' 8" (5.11m x 2.34m)

Lounge
12' max x 23' 9" max (3.66m max x 7.24m max)

Landing

Bedroom One
12' max x 11' 7" max (3.66m max x 3.53m max)

Ensuite

Bedroom Two
10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom Three
10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Four
8' 2" max x 7' 9" max (2.49m max x 2.36m max)

Bathroom

Exterior

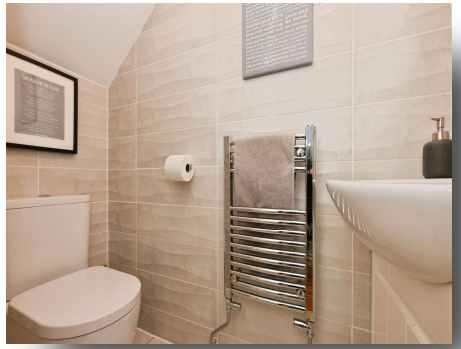
welcome to

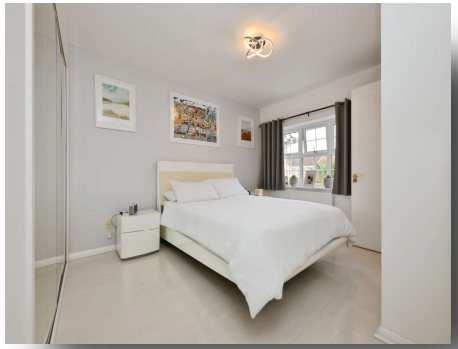
Lawrence Avenue, Stanstead Abbotts Ware

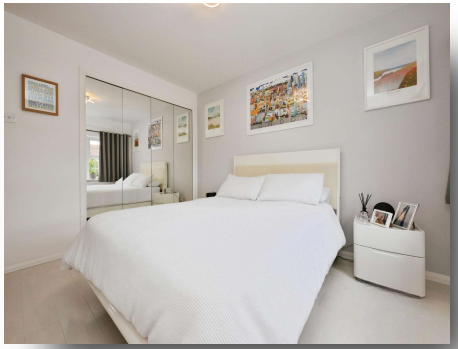
- FOUR DOUBLE BEDROOMS
- DETACHED
- LARGE LIVING SPACE
- DOWNSTAIRS WC
- EN-SUITE & FAMILY BATH ON 1ST FLOOR

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£661,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107919

The Property Ombudsman

Property Ref:
WRE107919 - 0007

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.

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