



- Executive Detached Family Home
- Highly Desirable Village Location
- Spacious Living Room
- Kitchen/Dining/Family Room
- Separate Utility Room & WC
- Four Generous Bedrooms
- Family Bathroom & En-Suite
- Off-Street Parking For 3 Cars
- Good-Size Rear Garden

LAWRENCE AVENUE, STANSTEAD ABBOTTS

🛏️ 4 🚿 2 🛋️ 2 EPC D

Ensum Brown offer for sale this rarely available executive detached family home positioned in a sought-after village location within walking distance of the high street & train station. Featuring a lovely reception room, open-plan kitchen/dining/family room, 4 bedrooms & 2 bathrooms. This property has the wow factor and must be viewed!

GUIDE PRICE
£685,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown
@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NOR ANY OF OUR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



LAWRENCE AVENUE, STANSTEAD ABBOTTS

GUIDE PRICE
£685,000

Ensum Brown offer for sale this rarely available executive detached family home positioned in a sought-after village location within walking distance of the high street & train station. Featuring a lovely reception room, open-plan kitchen/dining/family room, 4 bedrooms & 2 bathrooms. This property has the wow factor and must be viewed!

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superbly presented executive detached family home located in the ever so desirable village of Stanstead Abbots, within walking distance to the high street and train station with its fast links into London Liverpool Street & Cambridge. The property offers versatile and spacious living a accommodation ideally suited for a growing family to include a generous reception room, fantastic kitchen/dining/family room, separate utility room and WC plus on the first floor there are four well-presented bedrooms, family bathroom and en-suite to the principal bedroom.

Approaching the property it sits nicely in this family orientated location and offers great kerb-appeal, there is a driveway providing off-street parking for three vehicles plus there are visitors parking bays nearby so parking needn't be an issue when guests come to visit.

Once inside, you are greeted by a welcoming entrance hall with well-presented neutral décor, this sets the tone for the rest of this lovely property. The ground floor accommodation is extensive and flexible offering a superbly spacious living room, an ideal space to relax and unwind; this room offers wood effect flooring, a double glazed window to the front aspect and a lovely feature fireplace.

Double doors lead through to the hub of the home which is the fantastic open-plan kitchen/dining/family room perfect for family get-togethers and social gatherings; a really exceptional room for entertaining. The kitchen and dining/family area are superbly separated by a central island and there are bi-folding doors leading out to the rear garden. The kitchen is comprehensively fitted with a range of wall and base units complemented by Quartz worksurfaces. Built-in double oven and hob and space for a large fridge/freezer. A bright and airy space with Velux windows allowing the natural light to stream in.

A door then leads through to the separate utility room with space and plumbing for a washing machine and its own double glazed door leading out to the rear garden. The WC is located off the utility room and is fitted with a white two-piece suite comprising low level flush WC and wash hand basin. The current vendor has cleverly converted part of the garage into a study/office space ideal as a work-from-home option and the remainder of the garage is used as a storage area.

Going up to the first floor accommodation, you have a generous landing area providing access to all four bedrooms and the family bathroom, also with access via loft hatch to a great part-boarded loft space ideal for storage. All the bedrooms in this home are of a good size with the principal bedroom being positioned at the front of the property and benefitting from its own en-suite shower room with a re-fitted suite to include a low level flush WC, wash hand basin and enclosed shower cubicle complemented by fully tiled walls and flooring. There's also underfloor heating and a wall-mounted chrome heated towel rail.

The second bedroom is a good-size double bedroom located at the back of the property, with built-in wardrobes and a lovely view over the rear garden. Bedrooms three and four are also of a decent size. The family bathroom comprises a three piece suite to include low level flush WC, wash hand basin, bath with chrome wall-mounted shower. Also with an obscured double glazed window to the rear aspect and chrome heated towel rail.

Externally, the rear garden is a particularly fine feature of this lovely property and it commences with a paved patio area ideal for al-fresco dining which leads to an area laid to lawn with space at the foot of the garden for a trampoline. Finally, there's also side access leading to the front of the property.

LOCATION - STANSTEAD ABBOTTS

Stanstead Abbots is a popular village and civil parish in the district of East Hertfordshire and has a bustling café style society having a good range of local shops, public houses and restaurants. Stanstead Abbots is in the heart of the Lea Valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside. In terms of schooling, you have two well-regarded primary schools within close proximity to the property, these are St. Johns which is a short walk away and St. Andrews which is located at the end of the high street. There are also a number of secondary schools within the area as well.

St Margaret's station on the southern side the village, is within easy walking distance of the whole village and offers commuter services to London's Liverpool Street in approximately 40 minutes. Excellent road links are available via the A10, A414 and M25. The closest towns are Ware and Hoddesdon, but also within easy reach of Hertford and Harlow.

A visit to this characterful and charming village is highly recommended!

