



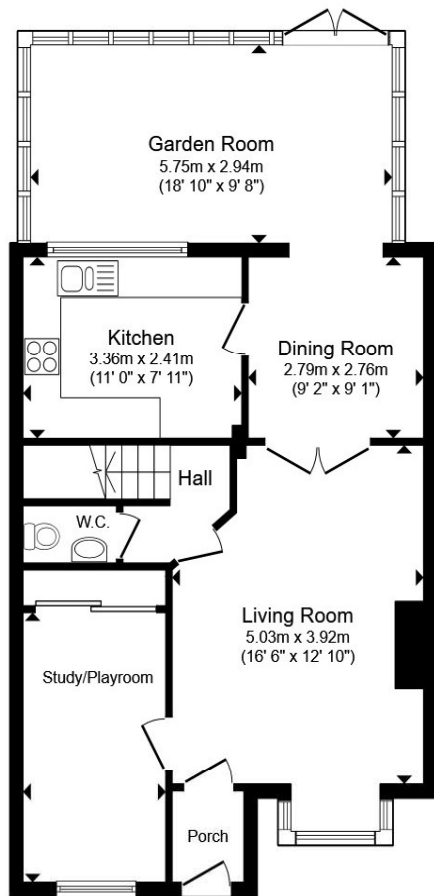
Lawrence Avenue, Stanstead Abbotts Ware SG12 8TY

welcome to

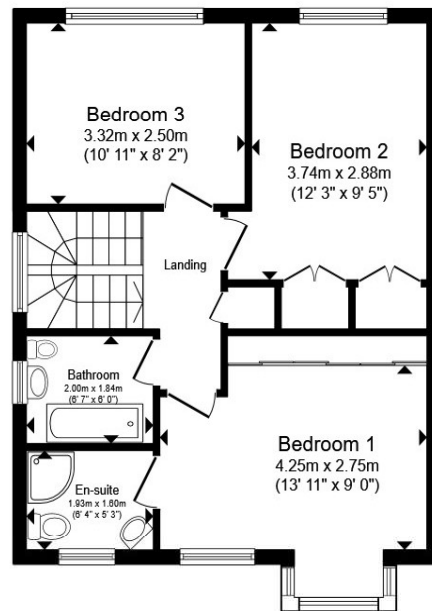
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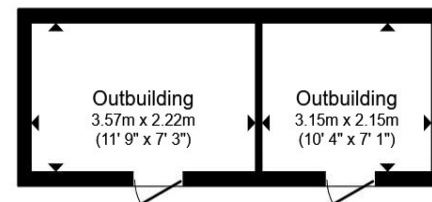




Ground Floor



First Floor



Outbuilding

Total floor area 139.0 m² (1,496 sq.ft.) approx

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Porch

Living Room

16' 6" max x 12' 10" max (5.03m max x 3.91m max)

Study/Playroom

12' 10" max x 7' 5" max (3.91m max x 2.26m max)

Downstairs Wc

Dining Room

9' 2" max x 9' 1" max (2.79m max x 2.77m max)

Kitchen

11' max x 7' 11" max (3.35m max x 2.41m max)

Garden Room

18' 10" max x 9' 8" max (5.74m max x 2.95m max)

Hall

First Floor

Bedroom One

13' 11" max x 9' max (4.24m max x 2.74m max)

En-Suite

Bathroom

Bedroom Two

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Lawrence Avenue, Stanstead Abbots Ware

- THREE/FOUR BEDROOMS
- DETACHED
- EXTENDED
- CONVERTED GARAGE
- DOWNSTAIRS WC

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

offers in excess of

£600,000



Please note the marker reflects the
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view this property online williamhbrown.co.uk/Property/WRE107987



Property Ref:
WRE107987 - 0006

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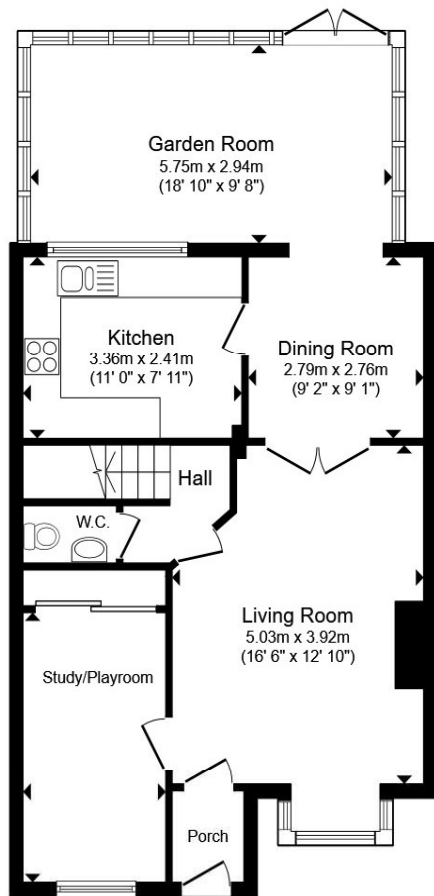
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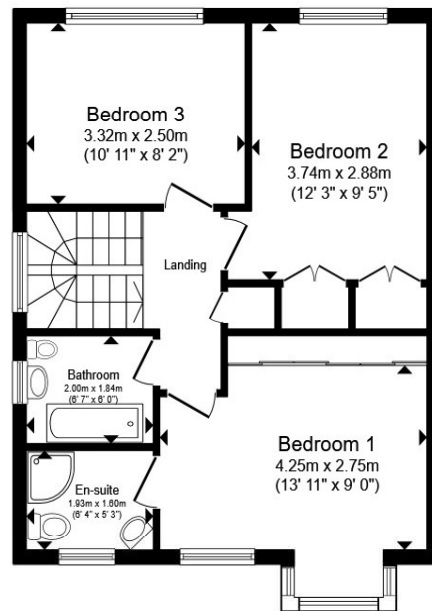
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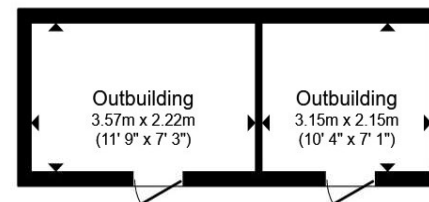




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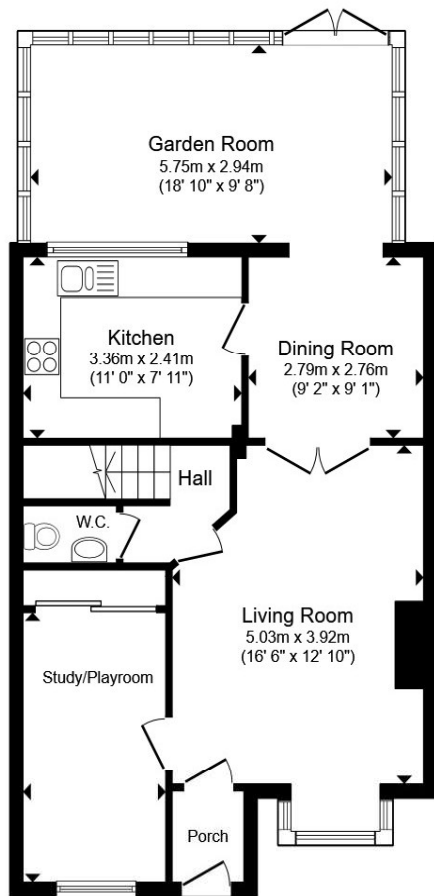
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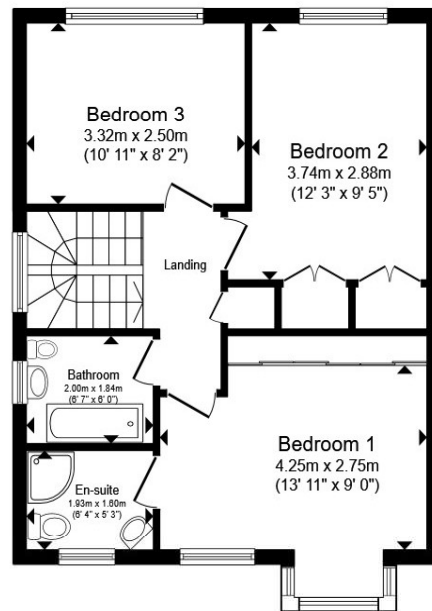
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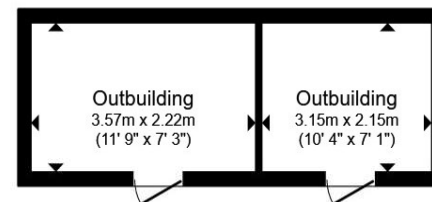




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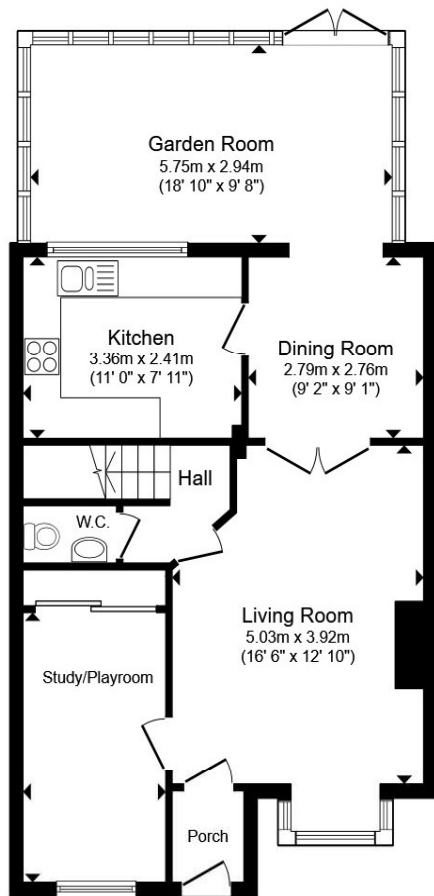
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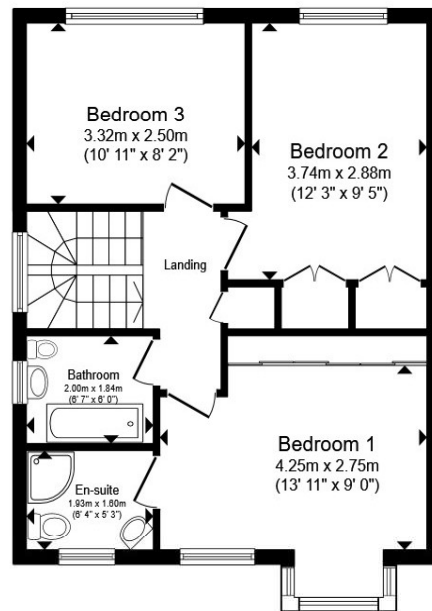
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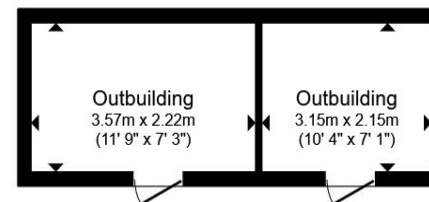




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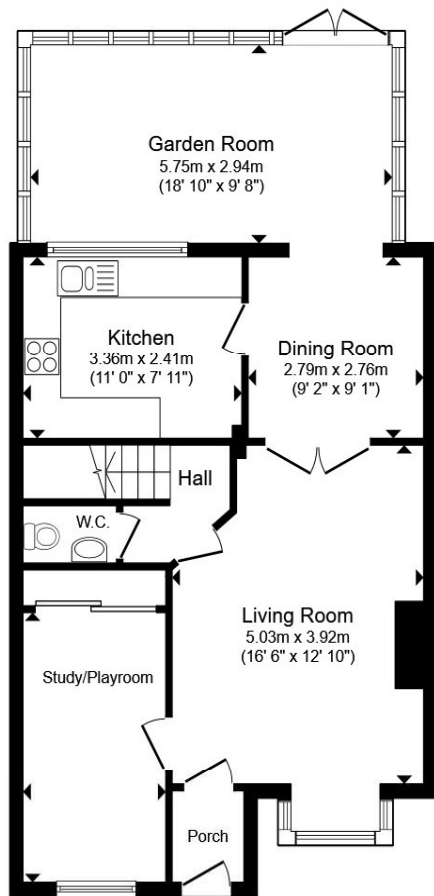
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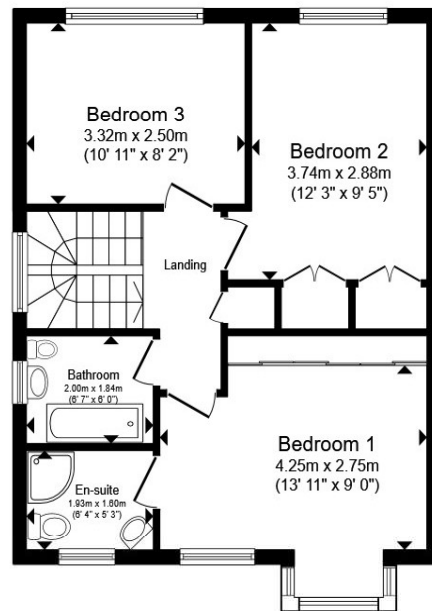
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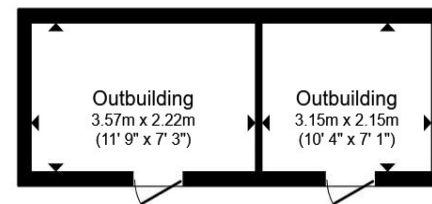




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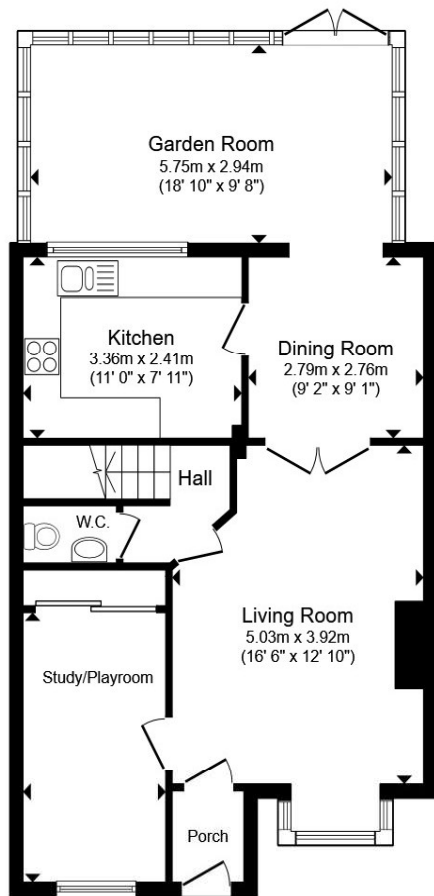
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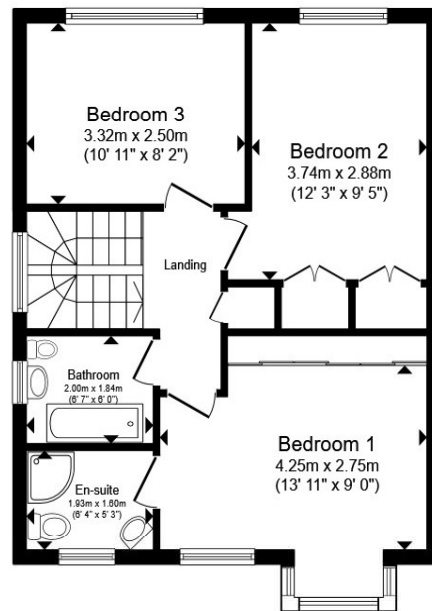
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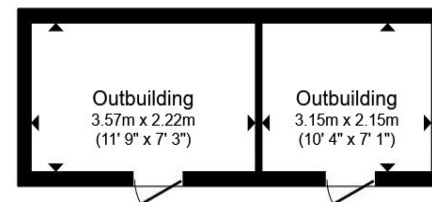




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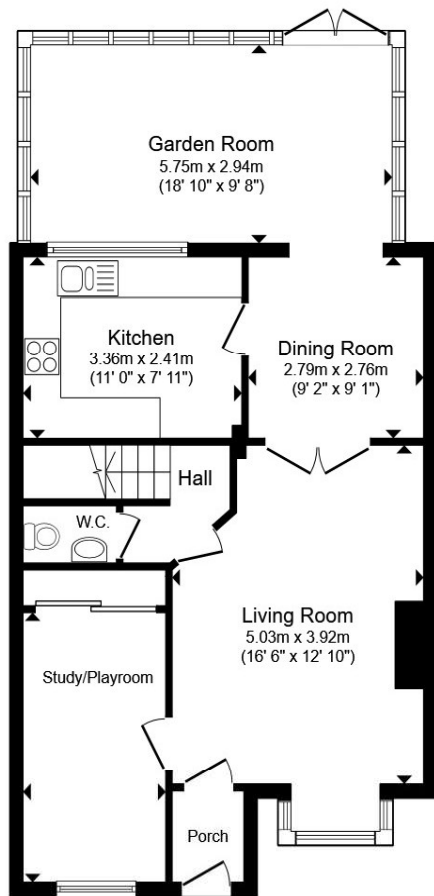
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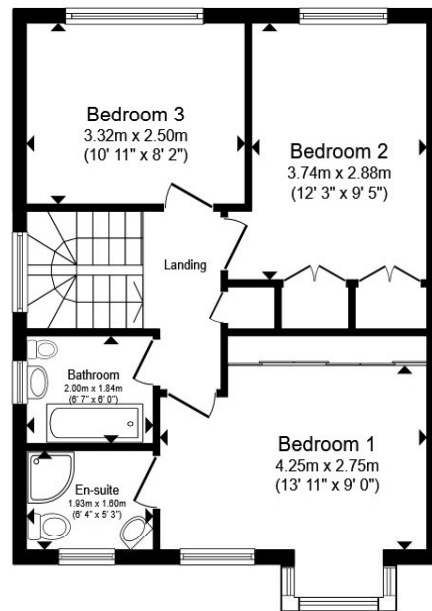
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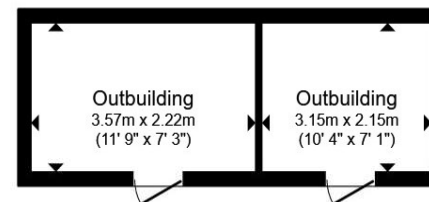




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Bathroom

Bedroom Two

12' 3" max x 9' 5" max (3.73m max x 2.87m max)

welcome to

Lawrence Avenue, Stanstead Abbots Ware

- THREE/FOUR BEDROOMS
- DETACHED
- EXTENDED
- CONVERTED GARAGE
- DOWNSTAIRS WC

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

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107987



Property Ref:
WRE107987 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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