







## Lawrence Avenue, Stanstead Abbotts, Ware, SG12 8JL

Westwood Leber are delighted to bring to the market this fantastic three bedroom detached family home located on this highly regarded riverside development, siding onto the River Lee and towpath. Ideally situated within a flat walk to St. Margarets station which offers commuter services to London's Liverpool Street.

This excellent property has been tastefully updated by the current owners with accommodation comprising: A luxurious kitchen, large lounge/dining room, conservatory, integral garage and a ground floor w/c & shower room. On the first floor there are three bedrooms and a well sized family bathroom. Externally the property has an excellent front driveway and to the rear is a well maintained and beautifully presented rear garden.

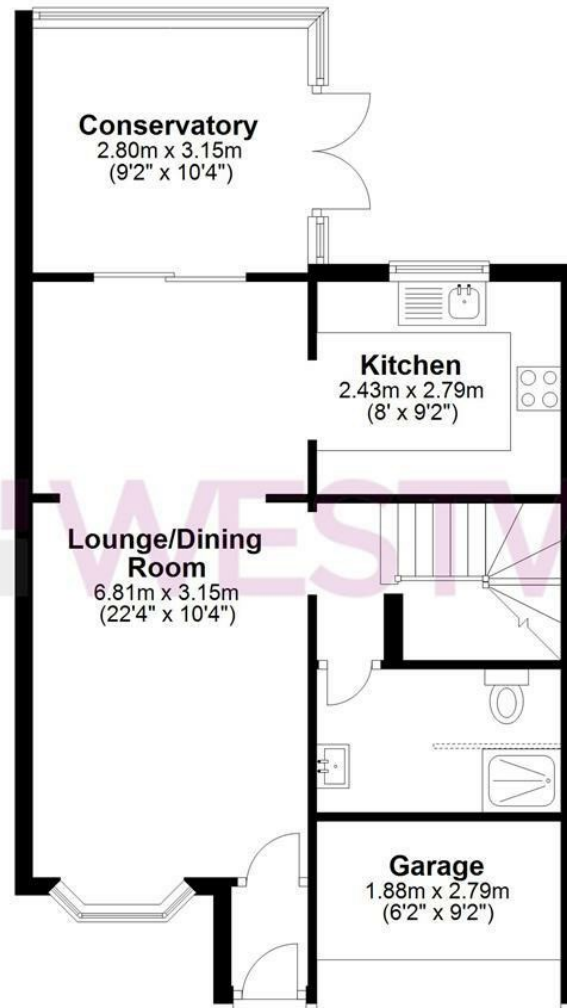
Stanstead Abbotts is a popular village and has a good range of local shops, pubs and restaurants. Stanstead Abbotts is in the heart of the lea valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside.



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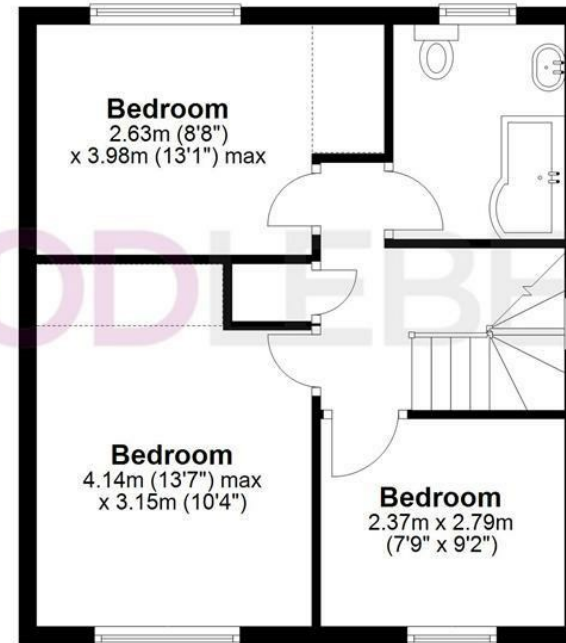
## Ground Floor

Approx. 55.0 sq. metres (592.5 sq. feet)



## First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 96.6 sq. metres (1039.5 sq. feet)

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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