



40 Waldegrave Way, Lawford, Manningtree, Essex, CO11 2DT

Asking Price: £220,000 Subject to Contract To be advised

Beautifully presented with contemporary interiors and herringbone flooring throughout, this two-bedroom ground-floor maisonette is situated in Lawford, Manningtree, close to Manningtree High School. Featuring a stylish kitchen, modern bathroom and landscaped private rear garden with entertaining terrace, the property also benefits from a stone driveway, additional side parking and single garage.

- Two-bedroom ground-floor maisonette
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- Living room
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- Modern fitted kitchen with breakfast bar
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- New family bathroom
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Situated in the popular residential area of Lawford, this two-bedroom ground-floor maisonette has been thoughtfully refurbished, combining contemporary finishes with practical accommodation and a carefully landscaped private garden.

The interior features a consistent design throughout, with herringbone flooring, neutral decoration, feature wall panelling and contrasting textures creating a coordinated finish across the living spaces.

An entrance hallway runs through the centre of the property, providing access to the principal rooms.

The living room is positioned towards the front of the property and measures approximately 12'3" x 11'7". Featuring decorative wall panelling, herringbone flooring and a front-facing window, the room provides comfortable space for lounge furniture.

The kitchen measures approximately 12'2" x 9'1" and has been fitted with contemporary white cabinetry, contrasting dark stone-effect worktops and splashbacks, and integrated cooking appliances. Timber-slat wall detailing, open shelving and a breakfast bar add character, while additional worktop space accommodates laundry appliances. A glazed door provides direct access to the rear garden.

The principal bedroom measures approximately 12'0" x 10'9" and features a timber-slat accent wall, herringbone flooring and space for bedroom furniture.

The second bedroom measures approximately 9'10" x 9'9", providing flexible accommodation suitable for a further bedroom, guest room or home office.

The bathroom is finished with white wall tiling and contrasting decorative detailing, comprising a

panelled bath, washbasin with vanity storage and WC.

Outside

The property benefits from a private rear garden that has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor space.

A central artificial lawn is framed by planted borders and established shrubs, with paved and decked areas providing space for outdoor seating and dining.

The decked entertaining terrace features a pergola, creating a defined area for relaxing and entertaining, while decorative screening and enclosed boundaries provide additional privacy.

To the front, a stone driveway provides off-road parking, with further parking available along the side of the property and a single garage offering additional vehicle accommodation or storage.







Location

Waldegrave Way is situated within Lawford, a popular residential area adjoining the historic town of Manningtree.

Way, where No. 40 can be found within the development. The property is approximately 1.3 km from Manningtree railway station.

The property is conveniently positioned for Manningtree High School, local primary schools, shops and everyday amenities.

Manningtree railway station offers mainline services to London Liverpool Street, Ipswich and Norwich, making the location convenient for commuters.

Important information

Council Tax: A

EPC rating - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure: Leasehold

Lease details - Lease details - Subject to confirmation from the management company and these charges are for the current year and maybe subject to change.

Remaining lease length 120 years

Ground rent - £10 pa

Service charge - £15 pa

Building insurance - £105.93pa

Directions

From Manningtree railway station, proceed along Station Road (A137) towards Lawford, continuing onto Colchester Road. Turn into Waldegrave

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Lawford
Manningtree, CO11 2DT



Fenn Wright

2 Station Road, Manningtree, CO11 1AA
01206 397222
manningtree@fennwright.co.uk
fennwright.co.uk

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