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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Blacksmith Way, Sawbridgeworth, CM21 0NA
£340,000

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Kings Group - Church Langley are delighted to present to the market on a CHAIN FREE BASIS is this immaculate TWO BEDROOM MID TERRACE HOUSE situated on the ever so popular Blacksmith Way, High Wych, Sawbridgeworth.

An ideal purchase for a first time buyer, situated in a village location, this family home comprises of an entrance hall leading to a modern fitted kitchen with a range of base and wall units and a spacious lounge with French doors leading to the rear garden. The secluded garden benefits from being mainly laid to artificial lawn with a spacious patio area ideal for entertaining.

The first floor comprises of two double bedrooms and a modern family bathroom benefiting from having a three piece suite. The property also benefits from having off street parking for two vehicles.

Blacksmith way is conveniently located within catchment of sought after schools such as High Wych Church of England Primary School (0.17 miles) and Leventhorpe (1.42 miles). within close proximity to transport links with likes of Harlow Mill Rail Station (1.26 miles) & Sawbridgeworth Rail Station (1.63 miles) with direct links into London Liverpool Street.

Do not miss this opportunity to make this your dream home, to arrange a viewing, please do not hesitate to get in touch.



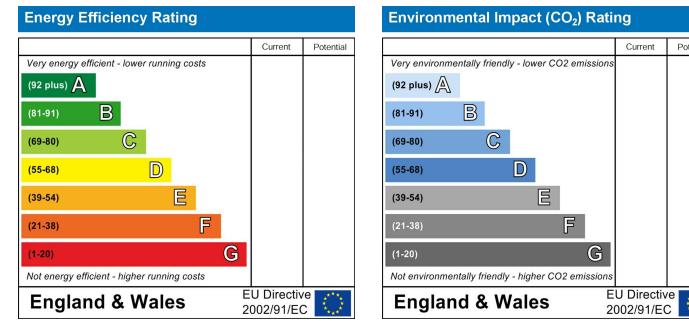
Entrance Hall

Stairs to the first floor landing, under stairs storage cupboard, stripped wood flooring, smoke alarm, power points.

Kitchen

9'8 x 5'8 (2.95m x 1.73m)

Double glazed windows to the front aspect, stripped wood flooring, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated cooker, gas hob, electric oven, double drainer unit, with mixer taps, textured ceiling, power points, combi boiler.



Lounge

12'8 x 11'9 (3.86m x 3.58m)

Coved and textured ceiling, single radiator, stripped wood flooring TV Aerial point, power points, French door leadings to the garden.

First First Landing

Open ballustade to the loft, carpeted flooring, power points.

Bedroom One

10'6 x 8'8 (3.20m x 2.64m)

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, built in storage cupboard, power points,

Bedroom Two

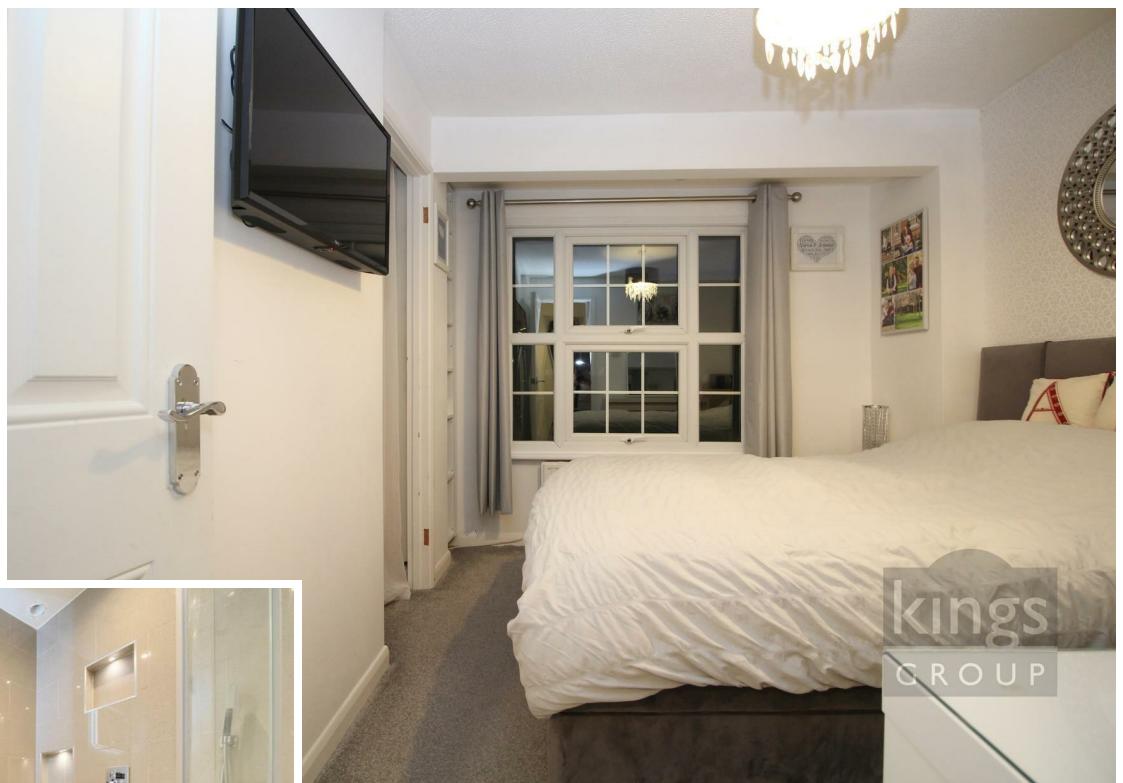
9'5 x 7'9 (2.87m x 2.36m)

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, fitted wardrobes, power points,

Family Bathroom

5'10 x 5'5 (1.78m x 1.65m)

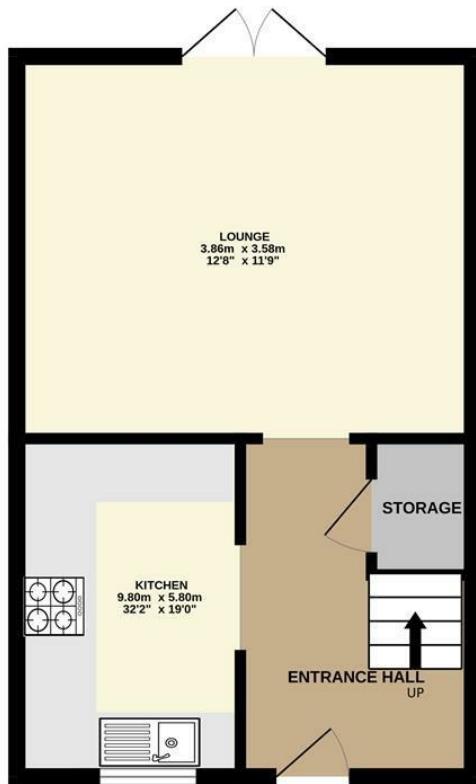
part tiles walls, heated towel rail, lino flooring, extractor fan, panel enclosed bath with mixer tap, thermostatically controlled shower, wash basin with mixer tap with vanity unit underneath, low level W.C



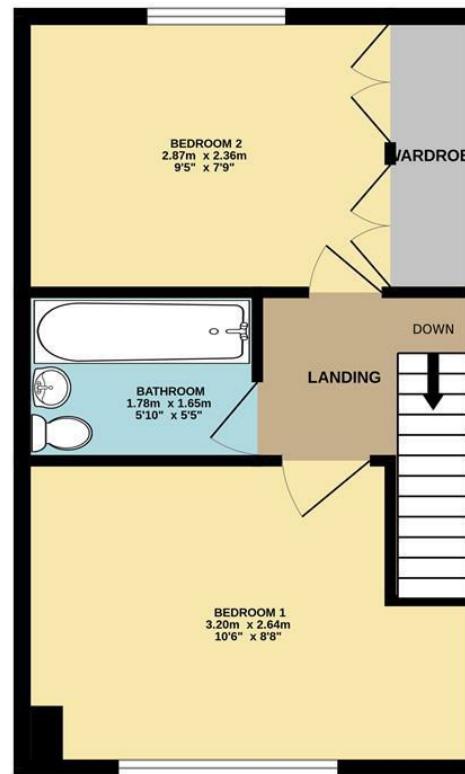
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GROUND FLOOR
35.8 sq.m. (386 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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