



Crofters End | Sawbridgeworth | CM21 0DF

Guide Price £390,000



Crofters End |  
Sawbridgeworth | CM21 0DF  
Guide Price £390,000

A RARELY AVAILABLE, GENEROUSLY SIZED THREE BEDROOM END TERRACE HOUSE offering both a stunning location within the heart of Sawbridgeworth and an impressive corner style garden. The ground floor comprises of a spacious entrance hall with a bright and airy lounge, conservatory offering a perfect dining space overlooking the rear garden and a fitted kitchen benefitting from a range of wall and base units. Further features include a cloakroom and ample storage. The first floor offers three very well sized bedrooms with the two "main bedrooms" offering fitted wardrobes. The family bathroom suite has been refurbished within the last two years and offers large walk-in shower. The private rear corner Garden is highly impressive and provides plenty of space for entertaining/seating. Viewings highly advised.

- Three Good Sized Bedrooms
- End Terrace House
- Highly Sought After Location
- Within The Heart of Sawbridgeworth
- Council Tax Band: C
- EPC Rating: TBC

#### Front

Highly impressive large front garden with lawn and hedge creating privacy. Private front door.

#### Porch

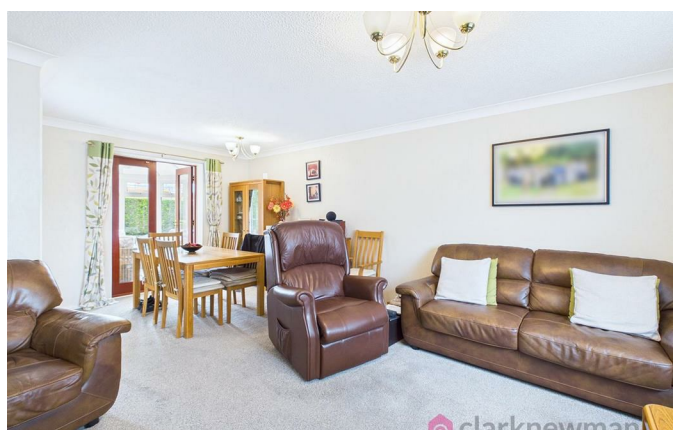
UPVC double glazed front door and windows. Ample space to store shoes/coats. Internal door leading to entrance hall.

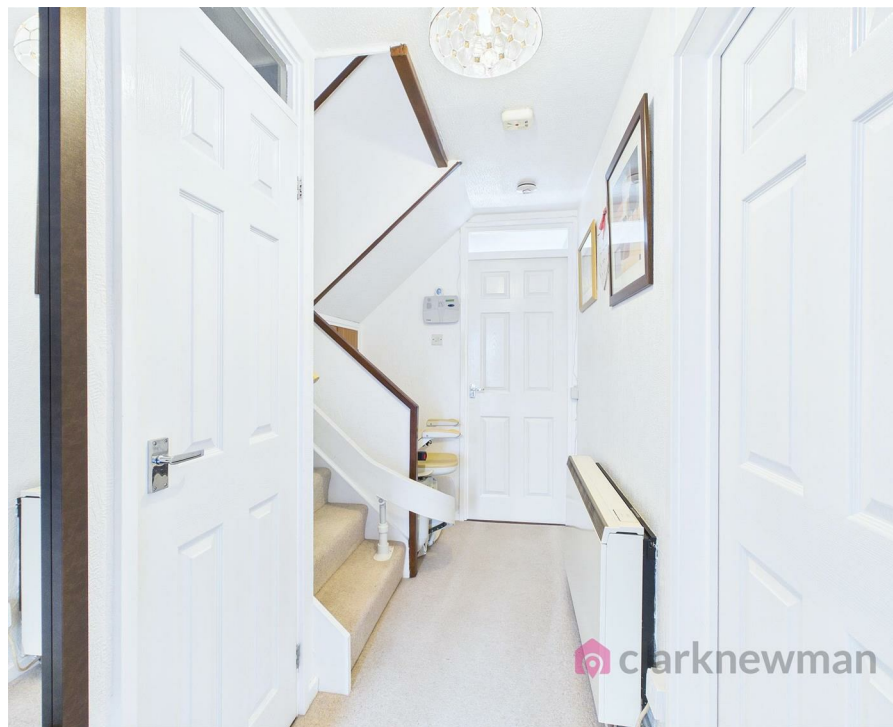
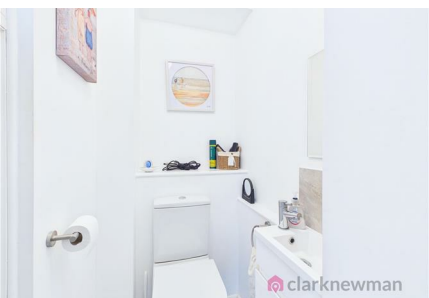
#### Entrance Hall

3'09 x 12'01 (1.14m x 3.68m)

Spacious entrance hall with electric radiator to wall and stairs to first floor. Internal doors leading to cloakroom, lounge and kitchen.

Two very useful storage cupboards.





### Lounge/Diner

12'07 x 19'07 (3.84m x 5.97m)

Bright and airy lounge/diner offering both ample living and dining space. UPVC double glazed window to front overlooking private front garden, electric radiator to wall and an open plan feel to dining area. Internal door leading to kitchen and internal wooden, double doors leading to conservatory.

### Kitchen

9'09 x 7'01 (2.97m x 2.16m)

Fitted kitchen offering a range of wall and base units featuring integrated electric oven and hob with extractor fan above, plumbing for washing machine and dishwasher. Space for fridge freezer, sink/drainer and UPVC double glazed window overlooking rear Garden. UPVC double glazed external door leading to private Garden.

### Conservatory

8'04 x 10'09 (2.54m x 3.28m)

A lovely outlook overlooking the rear garden offering a further reception/sitting area. Electric radiator to wall and doors leading into rear Garden.

### Cloakroom

4'11 x 3'03 (1.50m x 0.99m)

White toilet and vanity sink. UPVC double glazed window.

### Landing

3'01 x 6'01 (0.94m x 1.85m)

Large landing area with internal doors to bedrooms and family bathroom.

### Bedroom One

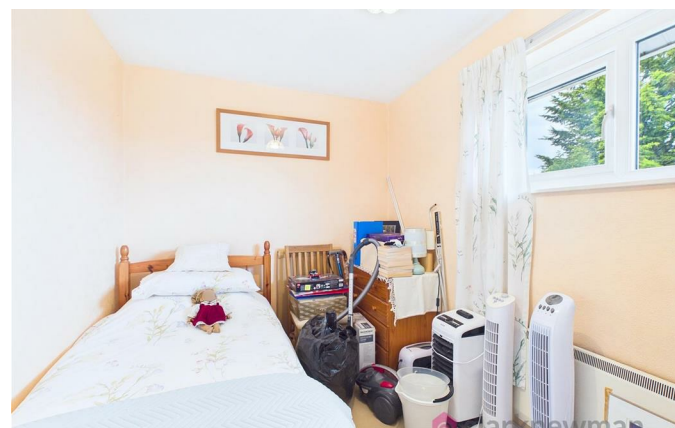
12'06 x 10'06 (3.81m x 3.20m)

Large double bedroom with ample space for wardrobes/further furniture, UPVC double glazed window to rear and electric radiator to wall.

### Bedroom Two

12'07 x 8'09 (3.84m x 2.67m)

Large double bedroom with ample space for wardrobes/further furniture, UPVC double glazed window to front and electric radiator to wall.



### Bedroom Three

9'10 x 7'01 (2.77.37m x 2.16m)

Single bedroom with UPVC double glazed window to rear and electric radiator to wall.

### Bathroom

6'09 x 6'03 (2.06m x 1.91m)

Newly fitted shower room with large, walk-in shower with thermostatic control, white toilet and sink. UPVC double glazed window to front, chrome heated towel rail and extractor fan to wall. Storage cupboard.

### Garden

Highly impressive, rare to find corner garden offering ample entertaining and seating space with patio to front and rear. Storage provided by brick built shed (to rear) and wooden shed (to rear) with a further wooden shed to the front. Gate providing rear access.

### Local Area

The Crofters is located within the heart of Sawbridgeworth. The lovely high street offers a range of amenities ranging from independent shops, cafe's, restaurants and larger convenience stores. Mandeville and Fawbert & Barnard's primary schools are within walking distance and offer two excellent choices of local schooling. Leventhorpe Secondary school is a highly sought after secondary school again, within walking distance.

Sawbridgeworth also benefits from direct train links from Sawbridgeworth train station offering direct trains into London Liverpool Street, Cambridge and Stansted Airport.

### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Equity House  
 4-6 Market Street  
 Harlow  
 Essex  
 CM17 0AH  
 01279 400444  
 hello@clarknewman.co.uk