

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



15 Wheatley Close, Sawbridgeworth, Hertfordshire, CM21 0HS

Guide price £300,000

GREAT DEVELOPMENT/RENOVATION OPPORTUNITY set on a large triangular shaped plot offering the scope to extend (subject to planning permission). A spacious two bedroom semi detached which benefits from replacement gas fired central heating boiler and double glazing.

Good sized entrance hall, lounge/dining room, kitchen/breakfast room, lobby joining the garage to the property, downstairs bathroom. Upstairs are two double bedrooms with built in wardrobe cupboards. The South West facing garden measures approximately 90' at the deepest point x 60' wide with mature trees and shrubs throughout and concrete outbuilding. Single garage with off road parking to the front.

High Wych is a popular village just outside Sawbridgeworth with its own primary school, village hall, pubs and golf club. The town of Sawbridgeworth has a mainline train station serving London Liverpool Street and is between junctions 7 and 8 of the M11. EPC Band D

Entrance Porch

Door to hallway.

Entrance Hall

11'6" x 6'7" (3.51m x 2.01m)

Full height double built in cloaks cupboard, radiator, stairs to first floor, telephone point.



Lounge/Dining Room

22'3" x 11'4" (6.78m x 3.45m)

Sealed fireplace with tiled hearth and wooden surround. Two radiators, television point. Window and door to lean to/greenhouse.



Kitchen/Breakfast Room

12'4" x 7'10" (3.76m x 2.39m)

Range of cupboard and drawer base units with worktop above. Inset stainless steel single drainer sink unit. Space for cooker and fridge, two double eye level wall units, wall mounted Vaillant boiler, window overlooking rear garden.



Bathroom

Low level wc, pedestal wash basin, panel bath with tiled splashbacks and separate shower attachment. Radiator, storage cupboard.

Outer Lobby

15'2" x 3' (4.62m x 0.91m)

Doors to garage and rear garden.

First Floor Landing

Turn staircase with circular window to side, radiator. Hatch to loft space, window to front.

Bedroom One

14'5" x 11'7" (4.39m x 3.53m)

Two double built in wardrobe cupboards with dressing table space and top boxes above. . Window to front, eaves storage, pedestal wash basin.



Bedroom Two

12'6" x 9'3" (3.81m x 2.82m)

Two double built in wardrobe cupboards with top boxes above. Window to side, radiator, eaves storage.



Garage

18'2" x 8'2" (5.54m x 2.49m)

Two personal doors from the lobby. Up and over door to front, light and power laid on. Plumbing for washing machine, wall mounted butler sink, window to rear.

Rear Garden

The property stands on a large South West facing triangular shaped plot, with the rear garden measuring approximately 90' deep x 60' wide. Paved area immediately to the rear of the property with lean to/greenhouse on the back of the dining room. Outside light and tap. The remainder is laid to lawn with mature trees and shrubs throughout. There is a concrete outbuilding which is approximately 10' x 9' with tiled roof.







Front Garden

Driveway provides off road parking for up to three cars.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

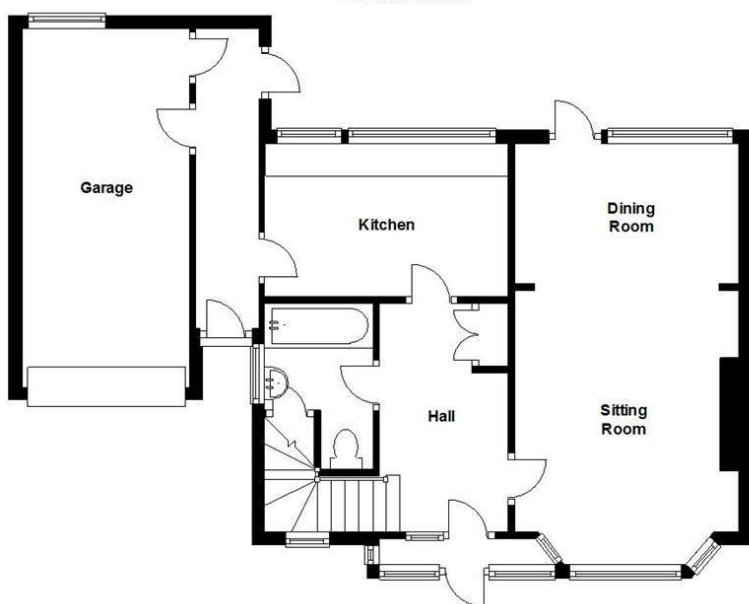
FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

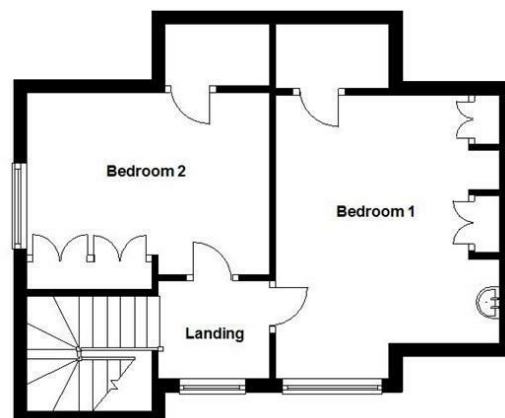
RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 850 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE