

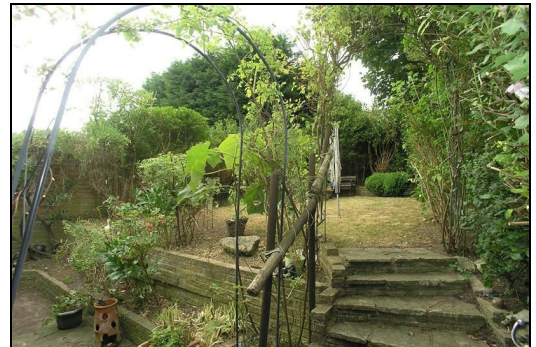
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

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

Established 1986

Independent Estate Agents and Valuers



25 Southbrook, Sawbridgeworth, Hertfordshire, CM21 9NS

£395,000

OPEN HOUSE SATURDAY 8TH AUGUST - STRICTLY BY APPOINTMENT.

Large extended three bedroom semi which requires updating. Desirable location on popular Vantorts Estate close to the village centre.

The property benefits from Upvc double glazing and gas central heating with a refitted boiler.

Accommodation comprises: Entrance porch, large sitting room, separate dining room, kitchen/breakfast room, downstairs cloakroom, three good size bedrooms and a shower room.

The private landscaped rear garden enjoys a westerly aspect with mature trees and shrubs. There is a single garage and driveway parking.

The pretty village of Sawbridgeworth is ten minutes from Bishop's Stortford and has its own mainline railway station. It provides good schooling along with plenty of shops, public houses and restaurants.

EPC pending.

Entrance Porch

Radiator, circular window to side.

Sitting Room

21'3" x 12'5" (6.48m x 3.78m)

Large room with window to front, open fire with marble style hearth and surround. Two radiators, door to stairs and dining room.



Dining Room

15'4" x 10'7" (4.67m x 3.23m)

Radiator, sliding patio doors to rear garden.



Kitchen/Breakfast Room

19'9" x 10'1" (6.02m x 3.07m)

KITCHEN AREA. Refitted cupboard and drawer base units with worktop above. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor hood above. Built in slimline dishwasher. Space for fridge, plumbing for washing machine. One double and two single eye level wall units. Radiator, part tiled walls.



Dining Area

Radiator, window to rear and door to side.



Downstairs Cloakroom

Refitted with white suite comprising: Wall mounted hand wash basin with mixer tap. Close couple wc, part tiled walls, heated towel rail and window to side.

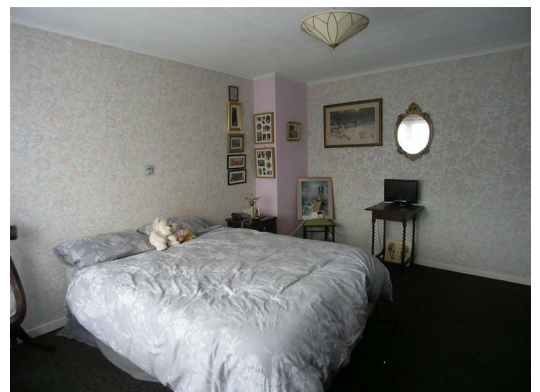
First Floor Landing

Hatch to loft space, window to side, built in storage cupboard.

Bedroom One

13' x 11'8" (3.96m x 3.56m)

Window to front, radiator.



Bedroom Two

11'10" x 11'8" (3.61m x 3.56m)

Window to rear, radiator.



Bedroom Three

9'7" x 9' (2.92m x 2.74m)

Window to front, radiator.



Shower Room

9' x 6'2" max (2.74m x 1.88m max)

Refitted with walk in shower seated shower, pedestal wash basin with mixer tap, close coupled wc. Fully tiled walls, specialist anti slip flooring. Built in airing cupboard housing pre-lagged hot water tank and wall mounted Vaillant gas boiler. Frosted window to rear, extractor fan and radiator.



Rear Garden

37' x 27' (11.28m x 8.23m)

Private rear garden with a westerly aspect. Landscaped with crazy paving immediately to the rear of the property, steps up to lawn area with flower and shrub borders. Mature trees to the rear boundary. Outside tap, gated pedestrian access, personal door to garage, small integral storage cupboard.



Single Garage

17'3" x 8'2" (5.26m x 2.49m)

Up and over door, light and power laid on, personal door to side.

Front

Bloc paving provides off road parking for one car to the front of the garage. Mature shrubs to the side.
