

1 Merefield
Sawbridgeworth
Herts
CM21 9HN



- Detached 3 Bedroom Home
- Rarely Available Location
- Immediate Vacant Possession

- Walking Distance to Station & Amenities
- West Facing Garden
- Well Maintained Throughout

Price Guide £575,000

1 Merefield

Sawbridgeworth

Folio: 14923 Situated in one of Sawbridgeworth's most desirable locations a rarely available extended and detached three bedroom family home with garage, parking and a west facing garden. Centrally located within walking distance of Sawbridgeworth's railway station serving London Liverpool Street and Cambridge and also its highly sought after JMI and senior schooling. Sawbridgeworth also offers a good selection of shops for your day-to-day needs. There is easy access to both Bishop's Stortford and Harlow with their M11/M25 access points.

1 Merefield has the benefit of being detached with a large, bright living room, separate dining room, study/office, kitchen, downstairs w.c., en-suite shower room to the main bedroom and family bathroom. There is also scope for further extension, subject to planning.

The property was enhanced in 2011 with the addition of a solar panel system mounted on the south/west facing roof, which since installation has yielded the current owner a tax-free income of approximately £1,000 per year. There is no onward chain and in brief the accommodation comprises:

Covered outside porch with door leading to:

Entrance Hall

With a fitted carpet, single radiator, carpeted staircase rising to the first floor.

Downstairs Cloakroom

Comprising a flush w.c., wall mounted wash hand basin with tiled splashback, window to front, single radiator.

Living Room

19'4 x 14' (max) a large bright room with windows to two aspects, sliding patio doors to rear aspect, radiator, understairs storage, fitted carpet. A feature of this room is the red brick fireplace with wooden mantle and raised tiled hearth with gas log effect fire.

Study/Office

10'10 x 9'4 with a service hatch to kitchen, single radiator, fitted carpet, double opening glazed doors leading through to dining room.

Agents Note

This room would be ideal to knock through to the kitchen to create a large kitchen/breakfast room.

Dining Room

13' x 8'8 with sliding rear doors to rear patio, Velux window to ceiling, fitted carpet.

Kitchen

10' x 7'6 a bright room being lit by windows on two aspects. The kitchen comprises a 1¼ bowl single drainer sink unit with mixer tap, matching base and eye level units with rolled edge work surfaces, recess for oven, recess for washer/dryer, recess for dishwasher, recess for fridge/freezer, serving hatch, built-in extractor hood, wall mounted Baxi boiler, double radiator.

Part Galleried First Floor Landing

With a window to rear, built-in storage cupboard, airing cupboard housing cylinder, fitted carpet.

Bedroom 1

12'4 x 11'4 with a window to front, single radiator, built-in mirror fronted wardrobes, fitted carpet.

En-Suite Shower Room

Fully tiled shower cubicle with a glazed door and wall mounted shower, wall mounted wash hand basin with a monobloc mixer tap, flush w.c., window to front, single radiator, fitted carpet.

Bedroom 2

10'8 x 9'10 with a window to front, single radiator, large fitted cupboard, fitted carpet.



Bedroom 3

8'10 x 7'6 with a window to rear, single radiator, fitted carpet.

Bathroom

A modern white suite comprising a 'P' shaped bath with mixer tap, curved glazed screen and wall mounted thermostatically controlled hand held shower and ceiling head, vanity wash hand basin with monobloc mixer tap, flush w.c. with surface mounted flush, vanity storage unit, window to rear, fully tiled walls, recessed low voltage lighting, extractor fan, heated towel rail, ceramic tiled flooring.

Outside

The Rear

The property enjoys a west facing rear garden. Directly to the rear of the patio doors is a block pavior patio area which extends to the side of the property. The garden is mainly laid to lawn with various mature shrub and herbaceous borders. The garden is fully fenced and offers a great deal of seclusion. There is also a door giving access to the garage.

Single Garage

With up and over doors, eaves storage, power and light laid on.

The Front

To the front of the property is a mature garden area with shrubs and a small lawn. There is a hardstanding area to the front of the garage providing parking for one car. There is further parking to the front of the property.

Local Authority:

East Herts District Council

Band 'E'

Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

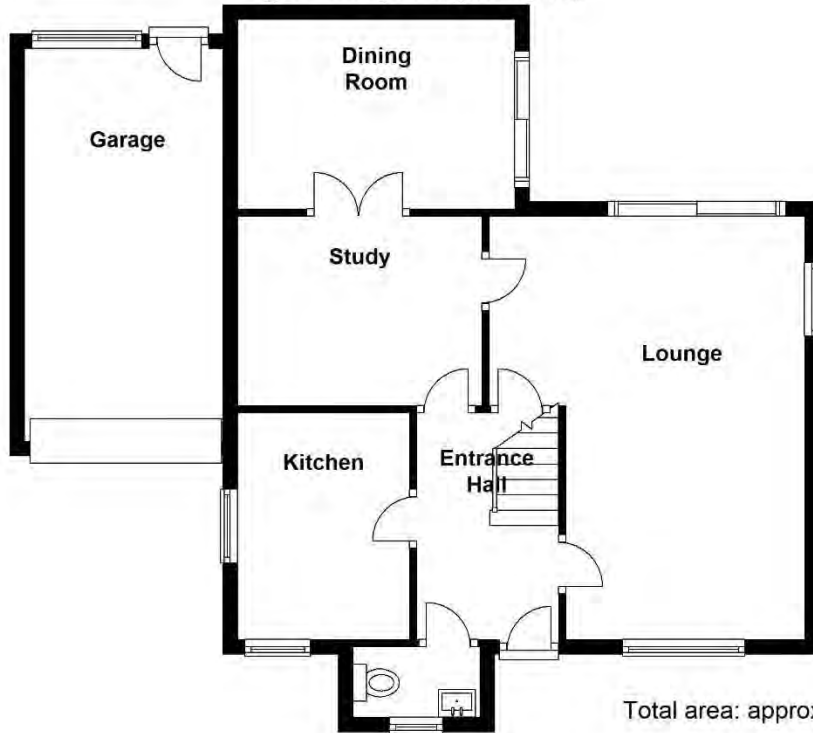
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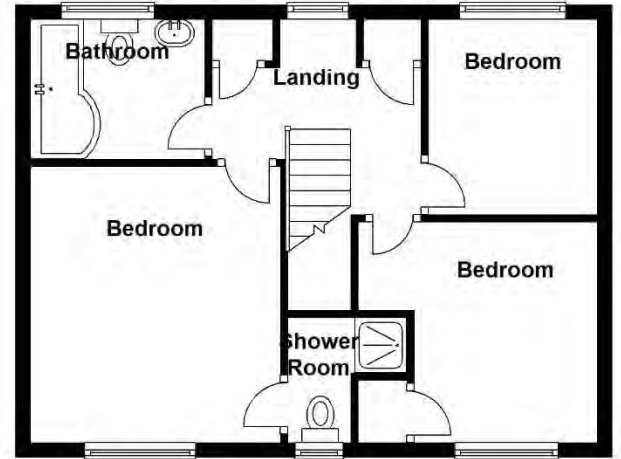
Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 114.4 sq. metres (1231.6 sq. feet)



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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