



Applegate | Sawbridgeworth | Hertfordshire
Guide Price £925,000

Intercounty



**Applegate, Sawbridgeworth,
Hertfordshire**

Guide Price £925,000 Freehold

One of five imposing detached houses tucked away on it's own private development. The property is a well-presented five bedroom detached family home, situated in a sought after location within an easy walking distance to the train station, local schools, shops and amenities. The property benefits from four double bedrooms, two with en-suites and a generous single room, there is a large kitchen/diner, large lounge, conservatory, double garage and a driveway. EPC Band B.

Entrance Hallway

Front door leading through to entrance hallway with staircase rising to first floor, solid oak flooring, radiator.



Kitchen/Diner

5.74mx3.30m(18'10" x 10'10")

Double glazed dual aspect windows to front and side, recess ceiling lights and a door to utility room. The kitchen is modern and comprises a range of eye level and base units with contrasting granite worktops and splash backs, a single bowl inset sink with modern mixer tap, integrated Bosch luxury appliances such as extractor hood, induction hob, oven, combination oven, fridge/freezer and dishwasher.

Utility Room

2.69mx1.96m(8'10" x 6'5")

Double glazed door to side aspect gives access to rear garden, utility comprises a range of eye level and base units, a single bowl inset sink with mixer tap, provision for wash machine and dryer.

Second Reception

4.65mx3.35m(15'3" x 11'0")

Double glazed bay window to front aspect and a double glazed window to side aspect, radiator and solid oak flooring.

Cloakroom

Double glazed window to side aspect, suite comprises a wall mounted hand wash basin, low level WC.

Lounge

5.87mx5.00m(19'3" x 16'5")

Double glazed window to side aspect, double glazed patio doors to conservatory, door to study, feature fireplace with gas fire, radiator.

Study

4.22mx2.69m(13'10" x 8'10")

Double glazed patio doors into conservatory, double glazed window to side aspect, radiator.

Conservatory

5.84mx2.03m(19'2" x 6'8")

Solar panelled roof which ensures roof stays warm in winter but cool in summer, patio doors into rear garden.





First Floor

First Floor Landing

Galleried landing, radiator.

Master Bedroom

5.16mx4.39m(16'11" x 14'5")

Large bedroom with double glazed window to front aspect, built in wardrobes, side units and dressing table, door to en-suite, radiator.

En-suite Bathroom

3.23mx2.11m(10'7" x 6'11")

Double glazed window to side aspect, suite comprises a panelled bath, shower, wash hand basin, a low level wc, extractor, radiator.



Bedroom 2

4.01mx3.23m(13'2" x 10'7")

Good sized double bedroom with double glazed window to rear aspect, door to en-suite, radiator.

Ensuite Shower Room

2.13mx2.11m(7'0" x 6'11")

Double glazed window to side aspect, suite comprises a free standing shower, pedestal hand wash basin, low level wc, fully tiled walls, oak flooring and radiator.





Bedroom 3

3.23m x 3.23m (10'7" x 10'7")

Double bedroom, double glazed window to front and radiator.

Bedroom 4

4.22m x 2.77m (13'10" x 9'1")

Double bedroom, double glazed window to rear, loft hatch and radiator.

Bedroom 5

4.24m x 2.08m (13'11" x 6'10")

Single bedroom, double glazed window to rear and radiator.



Family Bathroom

2.24m x 1.91m (7'4" x 6'3")

Fully tiled walls and oak flooring, double glazed window to side aspect, panelled bath with shower over, pedestal wash hand basin, a low level flush wc and radiator.





Outside

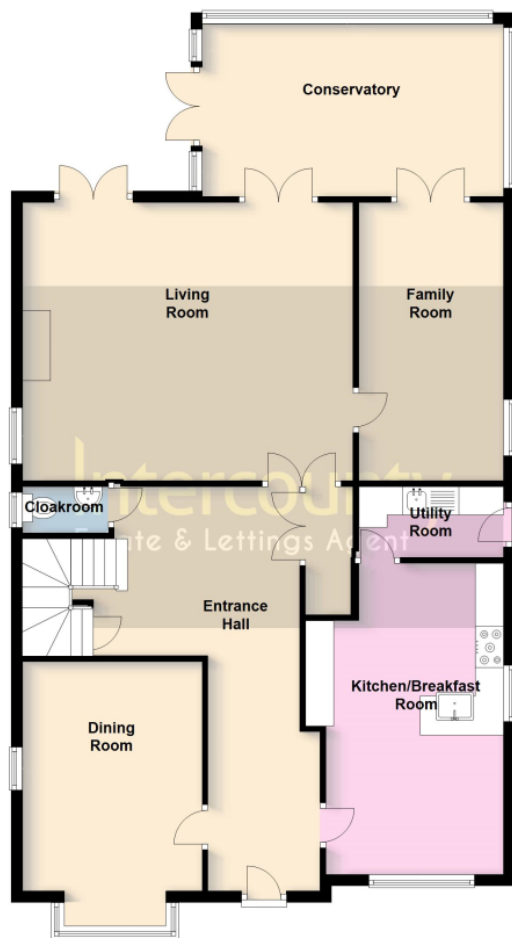
The property is approached by a shared in and out gravelled driveway, the front garden is low maintenance and has its own private driveway for a number of vehicles and access to a double garage. There is a large rear garden in excess of 40 ft which is mainly laid to lawn with range of mature shrubs and bushes with a patio area ideal for entertaining. The garden also includes a shed for storage and a summer house and gated access to the front.

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Your view...

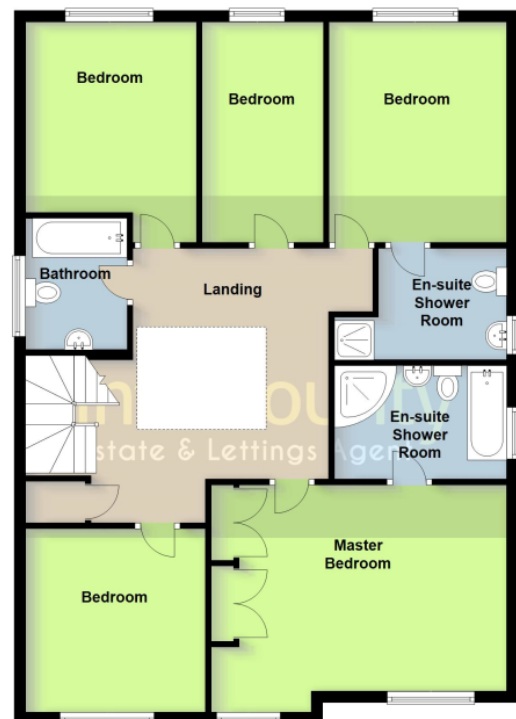
Ground Floor

Approx. 121.3 sq. metres (1305.4 sq. feet)



First Floor

Approx. 103.5 sq. metres (1113.7 sq. feet)





Local Authority

East Herts District Council - Tax Band G.

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate

Directions...

From our office travel down London Road towards Harlow, take the second turning on the right into Burnside, then take the first turning right into Brook Lane and turn right, at the end of this road turn left in Applegate and no.4 will be found on the right hand side.



For full EPC please contact the branch

RESIDENTIAL SALES

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