



- Two Double Bedrooms
- End of Terrace
- Double Driveway
- Village Location

The Plashets, Sheering, Hertfordshire, CM22 7NN

Offers In Excess Of £350,000

A TWO DOUBLE BEDROOM END TERRACE with double driveway. The ground floor comprises of a spacious lounge, bright conservatory, modern fitted kitchen with integral appliances, a utility room and WC. Upstairs boasts two double bedrooms and a family bathroom suite. The garden is West facing, mostly laid to lawn with patio and timber shed. Sheering is located East of Harlow, close to Hatfield Heath and Sawbridgeworth with its useful rail link into London. The property has been well maintained by the present owners and is being sold with no onward chain. Viewing recommended.





## Property Description

### FRONT

Block paved driveway with dropped kerb and parking for two cars. Timber gate to bin area and side access into house.

### ENTRANCE HALL

UPVC double glazed exterior door to front. Radiator to wall. Stairs to first floor. Under stairs storage cupboard. Internal door to lounge, doorway to kitchen.

### LOUNGE

19' 05" x 11' 00" narrowing to 9' 04" (5.92m x 3.35m) UPVC double glazed bay window to front aspect, UPVC double glazed patio door to conservatory. Radiator to wall. Internal door entrance hall.

### CONSERVATORY

10' 11" x 8' 10" (3.33m x 2.69m) UPVC double glazed conservatory with single door to garden and sliding door to lounge.



### KITCHEN

9' 02" x 7' 06" (2.79m x 2.29m) UPVC double glazed window to rear aspect. Modern fitted kitchen with a range of wall and base units and integral appliances consisting of; fridge, freezer, dishwasher, oven, microwave and hob. 1.5 stainless steel sink and drainer. Door to utility room. Doorway to entrance hall.



### UTILITY ROOM

7' 10" x 6' 06" (2.39m x 1.98m) UPVC double glazed door to front bin area and UPVC double glazed window and door to garden. Underfloor heating. Plumbing for washing machine with space for tumble dryer. Doors into kitchen and WC.

### WC

White WC and sink to wall. Extractor fan. Internal door to utility room.



### LANDING

UPVC double glazed window to side aspect. Internal doors to bedrooms and bathroom. Loft hatch. Stairs to ground floor.

### BEDROOM ONE

12' 09" x 9' 01" (3.89m x 2.77m) Two UPVC double glazed windows to front aspect. Large fitted wardrobe with sliding mirrored doors. Radiator to wall. Internal door to landing.

### BEDROOM TWO

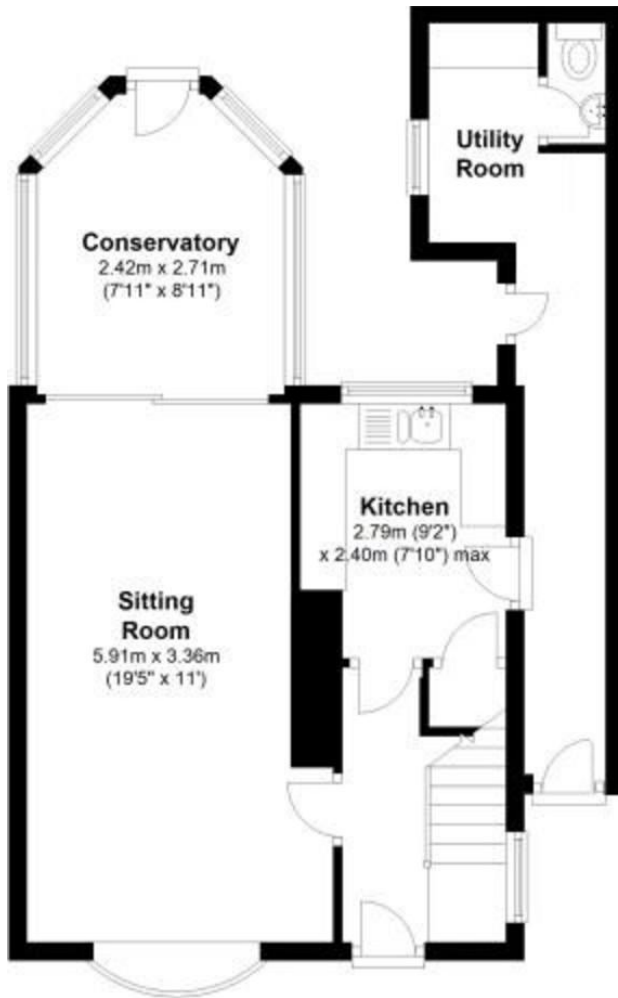
10' 05" x 10' 02" (3.18m x 3.1m) UPVC double glazed window to rear aspect. Radiator to wall. Airing cupboard. Internal door to landing.

### BATHROOM

UPVC double glazed window. White three-piece suite with shower over bath. Tiled walls. Chrome heated towel rail. Internal door to landing.







**Ground Floor**

Approx. 53.1 sq. metres (571.8 sq. feet)



**First Floor**

Approx. 30.9 sq. metres (332.6 sq. feet)

Total area: approx. 84.0 sq. metres (904.3 sq. feet)

**GARDEN**

West facing garden. Patio area by utility and conservatory with pathway to rear patio and timber shed. Lawn either side of path.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements