

McRae's



London Road, Sawbridgeworth. Hertfordshire. CM21 9JN

Guide Price:
£540,000 Freehold

Size, Charm, & Convenience...

3 or 4 Bedrooms, Period Features

Close To The Very Heart of Town ... A

most interesting family house, surprisingly very spacious, modernised to a high standard, retaining much of its original charm and character with contemporary fittings for modern day living. Upon entry to the house the reception hall has been opened up to allow natural light, with stud work to one side leading into a delightful lounge with exposed brick fireplace as the central feature. To the rear of the property is a large open plan extended kitchen dining room with custom fitted furniture, plenty of living space and access on to the rear garden. From the kitchen, steps lead down to the basement, which has been carefully converted to provide additional living space or a 4th bedroom, with utility and a sizeable bathroom leading off. The first floor has 3 bedrooms off the landing

together with a smart modern bathroom wc.

From the walled front garden, there is gated side access to a colourfully enclosed rear plot, which includes two spacious patio terraces, lawns and a shaped shingle stone pathway with planted borders either side, outside store and lighting. The property occupies a central location, within close walking distance of "Bell Street", the attractive shopping centre, which includes a variety of highly popular restaurants, pubs etc. A mainline station is also close at hand providing access to London Liverpool St., some excellent local schools and the larger centres of Harlow and Bishop Stortford are just a short drive.

Entrance:

Standing back from London Road set behind a wall boundary leading to a double glazed and panel entrance door with overhang storm porch. Opening to:

Reception Hall Area: (9' 03" x 5' 07") or (2.82m x 1.70m)

A central staircase rising to the first floor accommodation, exposed stripped wood floorboards, radiator to one side, good ceiling height, multi pane door provides access to the kitchen dining room, open stud work divide leading to:

Lounge: (12' 0" x 9' 04") or (3.66m x 2.84m)

A charming lounge having a small pane double glazed style window to the front elevation with secondary double glazing, exposed arched brick fireplace with raised brick hearth and to either side custom fitted book/display shelving including a useful base cupboard for storage. Exposed strip wood floorboards, good ceiling height, low level double radiator.

Kitchen Dining Room: (17' 07" Max x 15' 06" Max x 9' 6" Min) or (5.36m Max x 4.72m Max x 2.90m Min)

Kitchen Area

Custom fitted arrangement of furniture with solid wood worktops including centre aisle breakfast bar unit with base cupboards, bowl & quarter sink unit and drainer, eye level cupboards, integrated appliances include a 4 burner gas hob with ovens beneath and canopy style extractor fan above, feature exposed red brick fire surround with tiled hearth, custom fitted cupboards either side with pull out floor to ceiling drawer unit. Cupboard concealing the gas boiler which serves central heating and domestic hot water supply. Small pane double glazed style window to one side and panel & double glazed door providing access to the garden. Open Plan to:

Dining Area

Leads directly out on the pavia brick patio with small pane style double doors, a further small pane style double glazed window to the side elevation, double radiator beneath.

Utility Area: (9' 06" x 6' 07") or (2.90m x 2.01m)

Power points, radiator, ceiling spotlights. Door to:

Cellar: (11' 02" x 16' 02") or (3.40m x 4.93m)

Steps down from the kitchen dining room provide access to this thoughtfully planned and laid out arrangement of further accommodation which includes a second lounge, with a skylight "cellar window" to the front elevation, radiator, laminate style flooring, wall light points, power points, exposed beam ceiling, leading through to:

Bathroom: (9' 04" x 8' 08") or (2.84m x 2.64m)

A fantastic space featuring a period style roll top bath on claw feet with a centre mixer tap and hand held shower attachment, low flush wc, pedestal and wash hand basin with twin taps,

First Floor Accommodation:

Landing:(4' 06" Max x 10' 02" x 2' 7" Min) or (1.37m Max x 3.10m x 0.79m Min)

Approached from a central staircase rising, hatch to loft space, access to each bedroom leading off with stripped wood panel doors.

Bedroom 1:(11' 09" x 9' 04") or (3.58m x 2.84m)

Small pane double glazed style window to front elevation with secondary double glazing also fitted. A nice spacious main bedroom with good ceiling height, exposed fireplace with brick fireback, tiled hearth and wood over mantel and to either side fitted wardrobe cupboard space with hanging rails and shelving, radiator, power points.

Bedroom 2: (9' 09" x 9' 03" Max) or (2.97m x 2.82m Max)

Another nice double room having small pane double glazed style window to the rear elevation with a pleasant easterly outlook over gardens, radiator to one side, power points, exposed red brick fireplace with tiled hearth, fitted wardrobe cupboards either side provide hanging space and shelving.

Bedroom 3: (10' 02" x 5' 06" Max x 2' 5" Min) or (3.10m x 1.68m Max x 0.74m Min)

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Small pane double glazed style replacement window to the front elevation with secondary double glazing fitted, radiator to one side, power points. Bulkhead wardrobe cupboard with integral light.

Bathroom: (6' 06" x 5' 04") or (1.98m x 1.63m)

A smart contemporary style suite comprising a double width shower tray with chrome fittings including hand held attachment and fixed head drench style shower. To one side there is an upright ladder style chrome radiator towel rail, low flush wc, pedestal wash hand basin all set in a vanity style unit with cupboard and worktop space, ceiling downlighters, ceramic tiled walls, extractor fan and small pane double glazed style window to the rear elevation.

Outside:

The front garden is paved, and is walled to the boundary, and to the side there is gated access to a lovely east facing rear garden plot, which features "front and back" spacious patio terraces, lawns and planted beds providing all year round colour. There is also a useful outside store.



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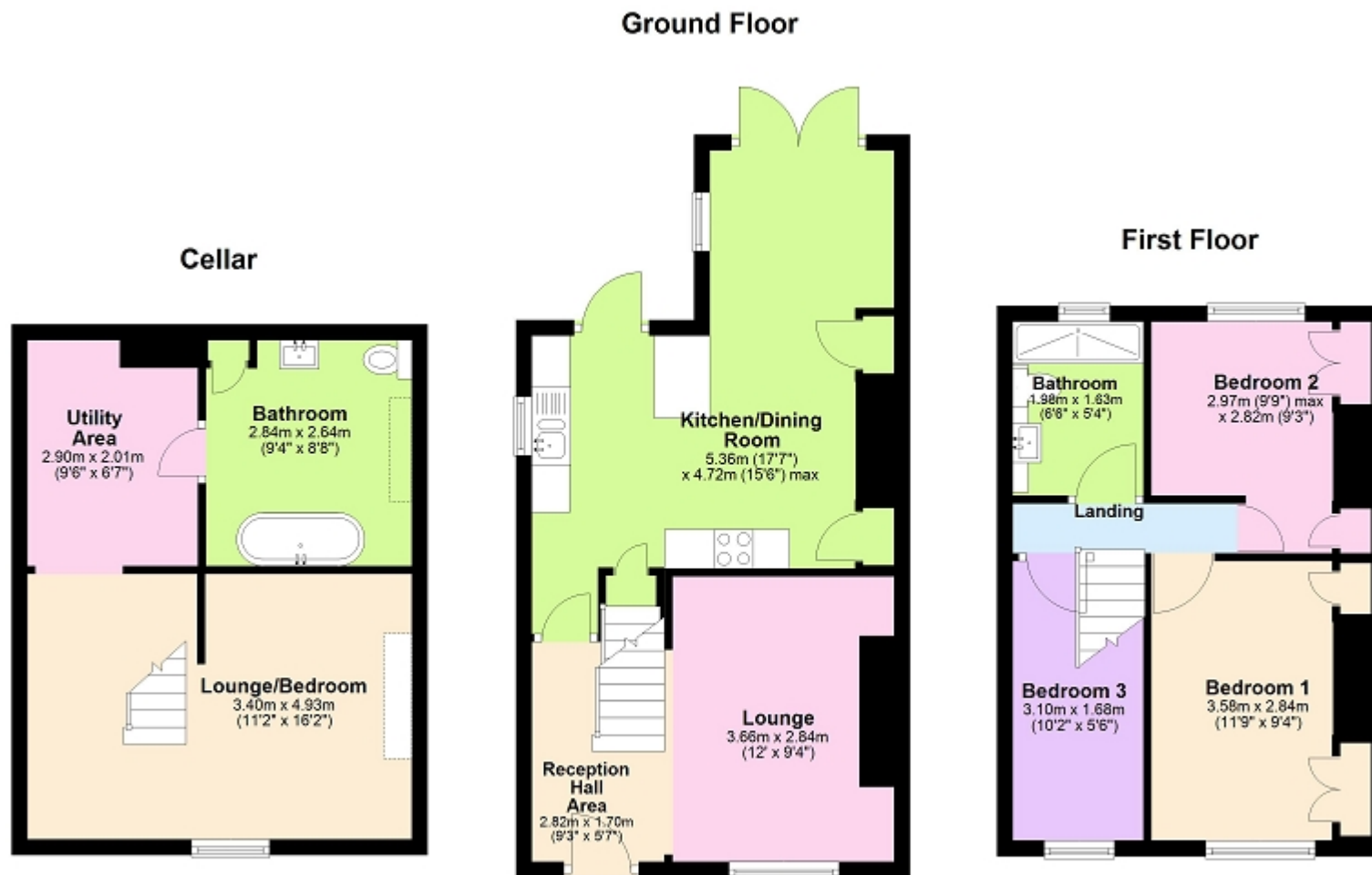


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Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

McRae's

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.