



**mackay
property**
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Leat Close, Sawbridgeworth, CM21 9LZ

Guide Price £275,000

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Long Lease 124 years

Welcome to this charming two-bedroom ground floor maisonette located in the heart of Sawbridgeworth, offering a comfortable and convenient living experience. The property boasts double glazed windows and gas central heating, ensuring a warm and cozy atmosphere throughout the year.

Upon entering, you'll be greeted by a spacious sitting room that offers plenty of natural light and an excellent space for relaxation. The sitting room also features a separate study/dining area, providing a flexible living space that can be used to fit your lifestyle needs.

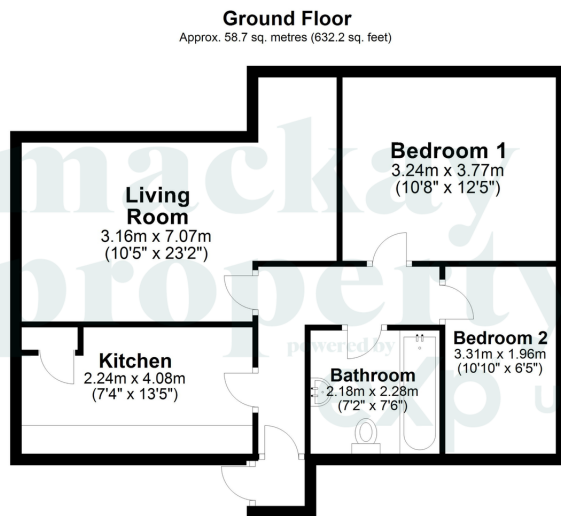
The property comprises two well-sized bedrooms, each with ample space for a double bed and additional furniture. The modern bathroom is well-appointed with quality fittings, providing a sleek and stylish finish.

The larger than average kitchen offers plenty of storage space and is equipped with modern appliances, making it a perfect space for those who love to cook and entertain guests.

The property's location is one of its most significant advantages, with the train station just a short walk away. The station serves Liverpool Street, making it ideal for commuters. Additionally, the property is located within easy reach of Sawbridgeworth's amenities, including shops, restaurants, and other entertainment options.

The property comes with a garage as well as on-street parking, providing convenient parking options for those with cars. This fantastic maisonette is available immediately, so don't hesitate to arrange a viewing today and take the first step towards making this your new home.





Total area: approx. 58.7 sq. metres (632.2 sq. feet)

- Ground floor maisonette with convenient access
- Spacious sitting room with natural light
- Two well-sized bedrooms with ample space
- Double glazed windows and gas central heating
- Perfect starter home for first-time buyers
- Garage & On-street parking available
- Separate study/dining area
- Larger than average kitchen with modern appliances
- Short walk to Sawbridgeworth town and train station
- Long Lease - 124 years

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