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Independent Estate Agents and Valuers



47, Leat Close, Sawbridgeworth, Hertfordshire, CM21 9LZ

Guide price £550,000

SPACIOUS SEMI-DETACHED HOME LOCATED IN A QUIET CUL-DE-SAC JUST A STONE'S THROW FROM THE MAINLINE TRAIN STATION AND TOWN CENTRE.

This spacious home enjoys the convenience of a town centre location and is just a 5 minute walk to the train station to London, whilst benefitting from beautiful riverside walks and open countryside on the doorstep. The accommodation on the ground floor consists of a WC, large sitting room with fireplace, recently fitted kitchen with integrated appliances and a separate dining room. On the first floor there is a large main bedroom with en-suite shower room and three further spacious bedrooms sharing a family bathroom.

To the front there is driveway parking for two cars leading to a single garage and an open plan garden with flower and shrub borders. There is gated side access to the landscaped rear garden which is approximately 30ft wide and 25ft deep.

Sawbridgeworth is a popular Hertfordshire village providing a good range of shopping, school and recreational facilities, with more comprehensive facilities being available in the nearby market town of Bishop's Stortford to the North (5 miles) and Harlow to the South (3 miles). Sawbridgeworth is well located for the commuter with it's own railway station with services to London's Liverpool Street and also the M11 motorway (5 miles) connecting with London, the M25, Cambridge and the Midlands.

EPC Rating C / Council Tax Band is E (£2740.69 2024/25)

Entrance Porch

With double glazed front door.

Entrance Hall

With radiator, stairs to first floor, doors to all rooms, cupboard under the stairs.

Sitting Room

17'1" x 13'2" (5.23m x 4.02m)

Double glazed window to two aspects, two radiators and fireplace with gas fire.



Ground floor WC

With vanity unit, WC, automatic light and double glazed window to the front.

Fitted Kitchen

13'5" max (in alcove) x 8'9" (4.10m max (in alcove) x 2.68m)
Fitted with a range of wall and base units, space for tall fridge/freezer, space for dishwasher, space for washing machine, integrated double oven, electric hob with extractor over, double glazed window to the side.



Dining Room

13'5" x 8'11" (4.09m x 2.74m)

With double doors opening onto the rear garden, wonderful views, radiator.



First Floor Landing

Large landing with doors to all rooms, access to loft space with fitted ladder, large airing cupboard with hot water cylinder and light.

Bedroom 1 with En-Suite Shower Room

10'7" max (into alcove) x 10'4" (3.24m max (into alcove) x 3.15m)

Double bedroom with double glazed window to the side, fitted wardrobes and radiator. The en-suite is fully tiled with wall mounted power shower, vanity unit with basin, WC, heated towel rail, double glazed window to rear.



Bedroom 2

11'2" x 10'3" (3.42m x 3.13m)

Double bedroom with double glazed window to the side and radiator.



Bedroom 3

13'7" x 7'5" max (4.15m x 2.27m max)



Bedroom 4

10'3" x 8'5" max (3.14m x 2.59m max)

Double glazed window to the front, radiator.



Bathroom

8'3" x 6'8" (2.54m x 2.04m)

Fully tiled with bath and wall mounted shower over, basin, WC, heated towel rail, double glazed window to the side.



Rear Garden

Landscaped rear garden which is approximately 30ft wide and 25ft deep. Paved with raised flower and shrub borders and a central circular planter with a mature ornamental tree. Timber shed. The garden is a tranquil space with lovely views.



Front

There is a driveway providing parking for two cars and access to the single garage which has an electric roller door. There is also an open plan lawned front garden with flower and shrub borders and a gated side pedestrian access to the rear garden.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

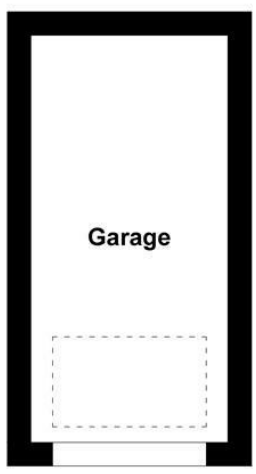
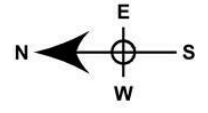
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

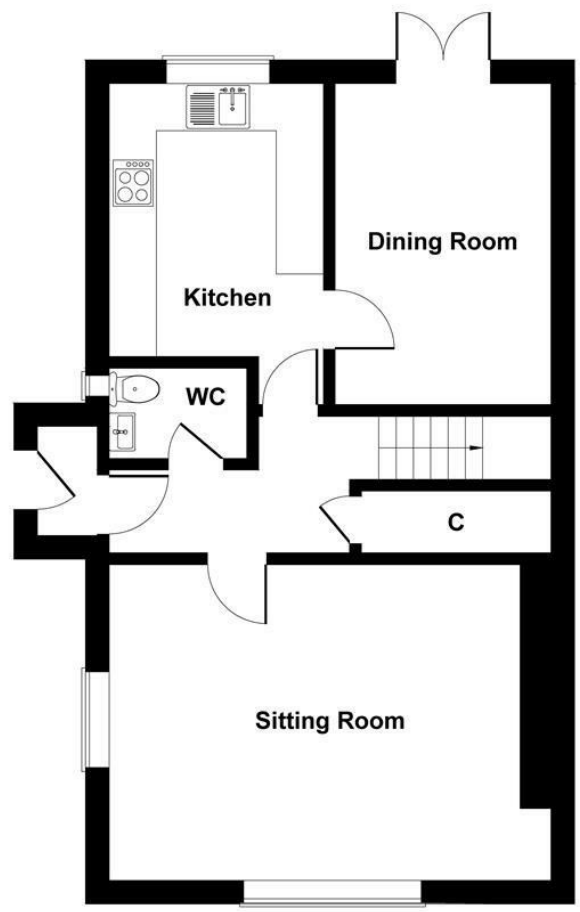
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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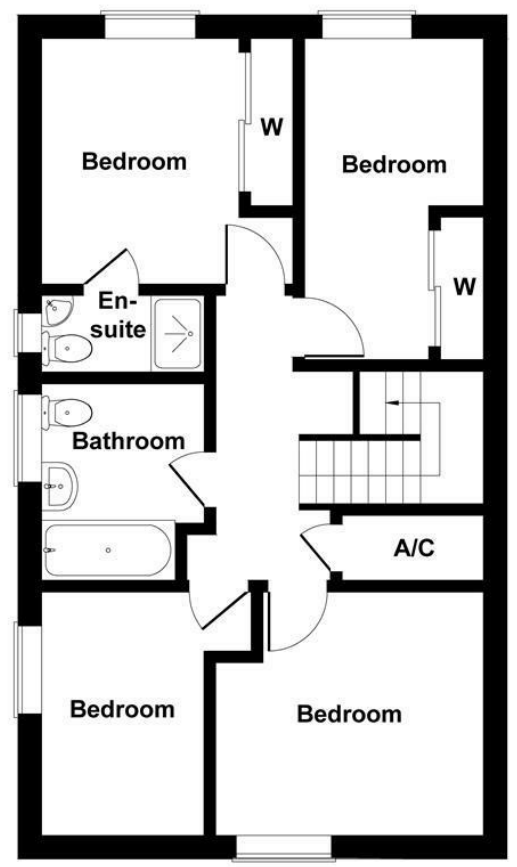
47 Leat Close



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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