

Northfield Road, SAWBRIDGEWORTH CM21 9DR

william h brown

# welcome to

# Northfield Road, SAWBRIDGEWORTH

William h Brown are delighted to offer this well presented three bedroom semi detached house, benefiting from a garage, driveway parking and large garden. Potential to extend (STPP) Viewing is highly recommended.













#### - Accommodation Overview – Hall

Laminate wood flooring.

#### Lounge

20' 5" x 10' 2" ( 6.22m x 3.10m ) Double glazed window to rear aspect, window to front aspect, laminate wood flooring, radiator and feature fireplace.

#### Kitchen

16' 6" max x 12' 8" ( 5.03m max x 3.86m ) Double glazed window to rear aspect, double glazed door to the rear, space for washing machine and dishwasher, aluminum sink with drainer unit and mixer tap, electric cooker, gas hob, spotlights and tiled flooring.

#### Bedroom 2

11' 10" x 9' 6" ( 3.61m x 2.90m ) Double glazed window to rear aspect and radiator.

#### Utility Room Bedroom 1

11' 10" x 11' 6" ( 3.61m x 3.51m ) Double glazed window to front aspect, fitted wardrobes and radiator.

### Bedroom 3

11' 11" x 7' 3" ( 3.63m x 2.21m ) Double glazed window to front aspect, fitted wardrobes and radiator.

### Bathroom

Wash hand basin with vanity unit, WC, shower cubicle, heated towel rail and tiled flooring.

### - Exterior –

**Front Garden** Pathway and side access

#### **Parking** Garage with power and lighting, up and over door. Parking for 2/3 cars.

#### Rear Garden

Fence enclosing garden mainly laid to lawn with concrete path and two storage sheds, one of which has power and lighting..











view this property online williamhbrown.co.uk/Property/HLO104080

## welcome to

# Northfield Road, SAWBRIDGEWORTH

- Semi detached
- Parking and garage
- Three bedrooms
- Potential to extend (STPP)
- Large corner plot

Tenure: Freehold EPC Rating: C

## offers in excess of



Total floor area 92.2 m<sup>2</sup> (933 sq.ft.) approx This floor plan is of liketifier purpose mity. Its not drawn to scale. Any measurements, floor areas (including any Istal floor area), coenings and orientation are approximate. No

Ground Floor

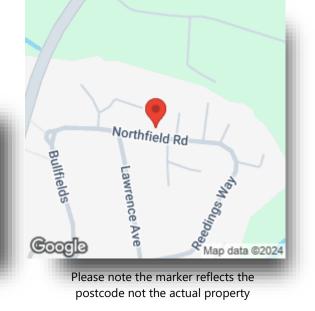
Male are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalegent.com

First Floor









view this property online williamhbrown.co.uk/Property/HLO104080



Property Ref: HLO104080 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



Double Garage

Garage

01279 433469



harlow@williamhbrown.co.uk

15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk