



**FORTUNE & COATES**

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FORTUNE & COATES



## 38 Mabeys Walk, Sawbridgeworth, CM21 0HN

Offers in excess of £400,000

Fortune and Coates are delighted to offer to the market this three bedroom mid terraced family home situated in the popular village of High Wych, Sawbridgeworth, Herts.

The property has been maintained to a high standard throughout and comprises entrance hallway with convenient office that has a window that overlooks the front lawn.

The comfortable lounge offers lots of natural light, a feature fireplace and french doors that lead out to the rear garden and leads to the modern kitchen/dining room which offers ample space for dining table and is cleverly separated from the kitchen which houses a range of wall and base units, plenty of workspace and cupboards for storage.

Lounge 19'6" x 11'5" (5.96 x 3.48)

Office 6'5" x 5'4" (1.98 x 1.63)

Kitchen 10'11" x 9'6" (3.33 x 2.9)

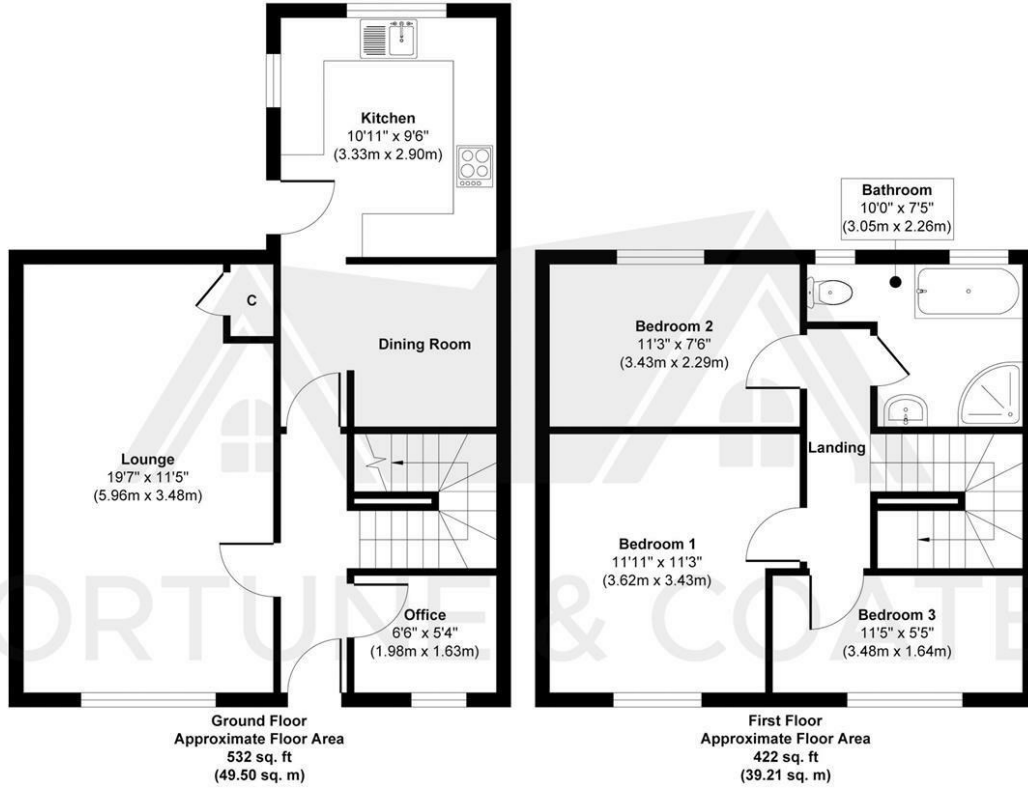
Bedroom 11'10" x 11'3" (3.62 x 3.43)

Bedroom 11'3" x 7'6" (3.43 x 2.29)

Bedroom 11'5" x 5'4" (3.48 x 1.64)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

## Floor Plan



**Approx. Gross Internal Floor Area 954 sq. ft / 88.71 sq. m**

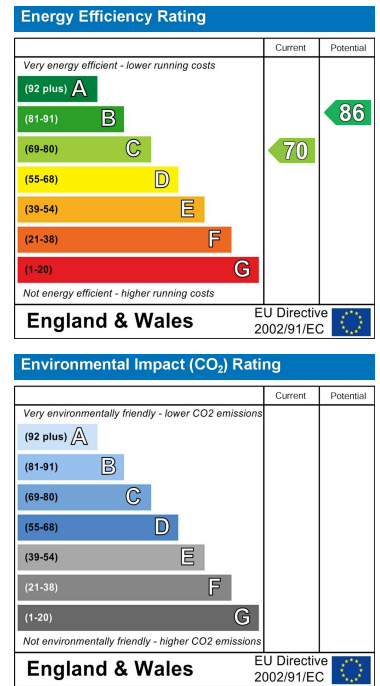
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.