



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



3 Stoneleigh, Sawbridgeworth, CM21 0BT

Offers in excess of £550,000

Fortune and Coates are excited to welcome to the market this wonderful extended three bedroom link detached family home situated in the highly desirable location of Stoneleigh, Sawbridgeworth, Herts.

This family home is presented to a high standard throughout with a double storey extension to the rear and comprises an inviting entrance hallway with stairs that lead to the first floor. The lounge/reception room is spacious and naturally bright and comforting with some delightful features. The impressive kitchen/dining/family room hosts a range of wall and base units, some integrated appliance, ample cupboard space, granite work-surfaces and breakfast bar. The dining/family area has an integrated fridge with built in units and is a perfect for a home bar and plenty of room for entertaining with french doors that overlook the rear garden. The utility room houses the boiler and has plumbing for a washing machine, sink, storage and access to the cloakroom/W.C and to the very convenient storage room.

Living /Reception Room 24'9" x 16'6" max
(7.56 x 5.03 max)

Kitchen/dining/Family Room 24'2" x 11'10"
max (7.39 x 3.61 max)

Utility 11'6" x 6'11" (3.53 x 2.13)

Store 13'3" x 6'11" (4.04 x 2.13)

Store 6'11" x 4'11" (2.13 x 1.52)

Bedroom 22'4" x 10'2" (6.83 x 3.12)

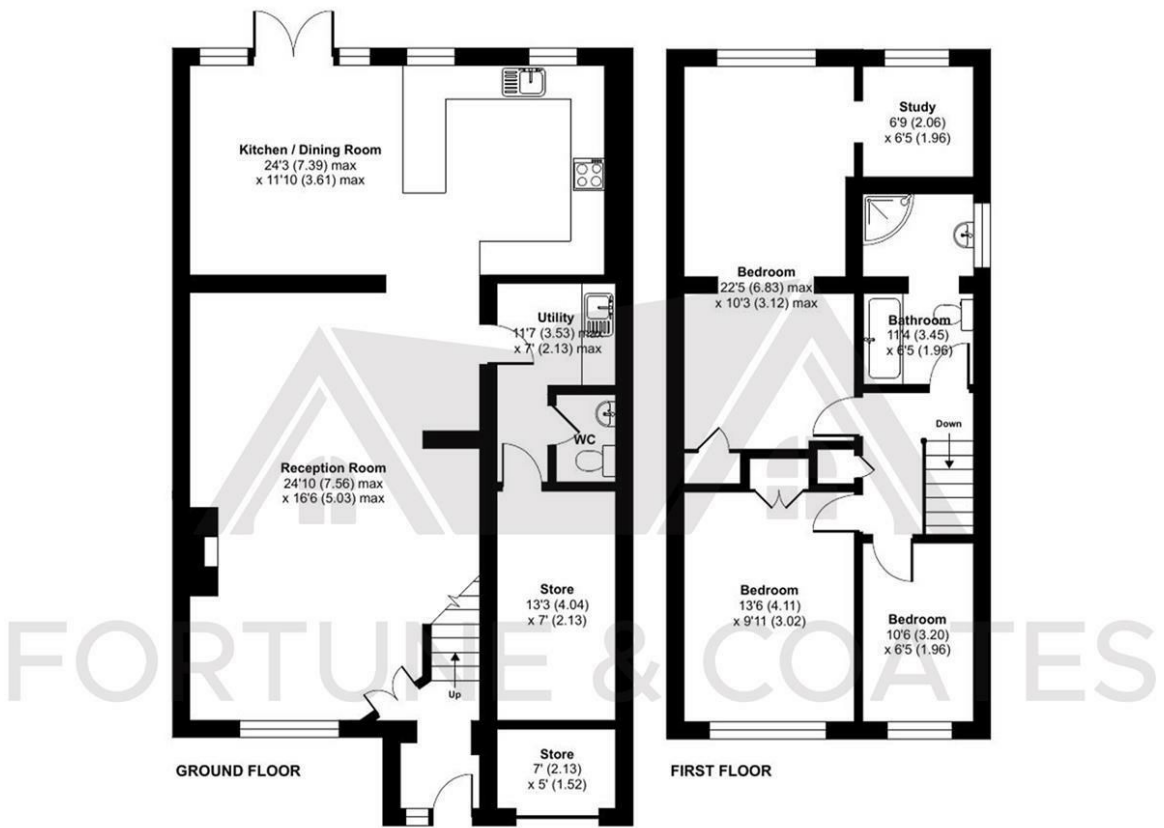
Study 6'9" x 6'5" (2.06 x 1.96)

Bedroom 13'5" x 9'10" (4.11 x 3.02)

Bedroom 10'5" x 6'5" (3.20 x 1.96)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

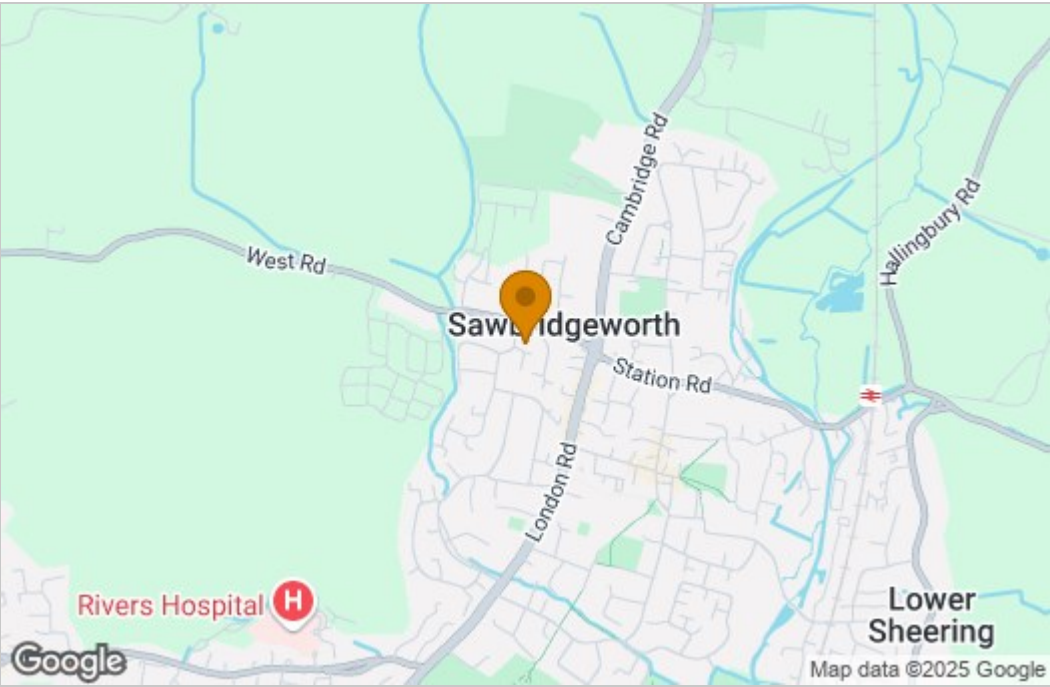


Total area: approx. 154.5 sq. metres (1663.4 sq. feet)

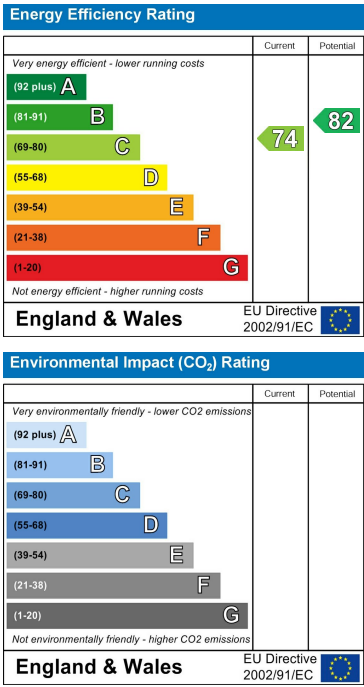
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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