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## 2 The Old Dairy, Tharbies Farm, Sawbridgeworth, CM21 0LL

**Offers in excess of £400,000**

Fortune and Coates are delighted to welcome to the market this stunning mid-terrace two bed house in a gated community located in High Wych, Sawbridgeworth.

Upon entering, you are greeted by an inviting hallway that leads to the well-appointed kitchen, spacious living room, and convenient downstairs W/C with the whole of downstairs being oak flooring throughout.

The living/dining room is particularly impressive, boasting a large, well-lit open space that is perfect for both relaxation and entertaining. French doors open out onto the rear garden, allowing natural light to flood the room and providing a seamless transition to outdoor living.

The modern kitchen is designed with both style and functionality in mind. It is bright and airy, equipped with Bosch and Neff integrated appliances, including; fridge

Living room/dining room 13'6" x 15'10" (4.14 x 4.83)

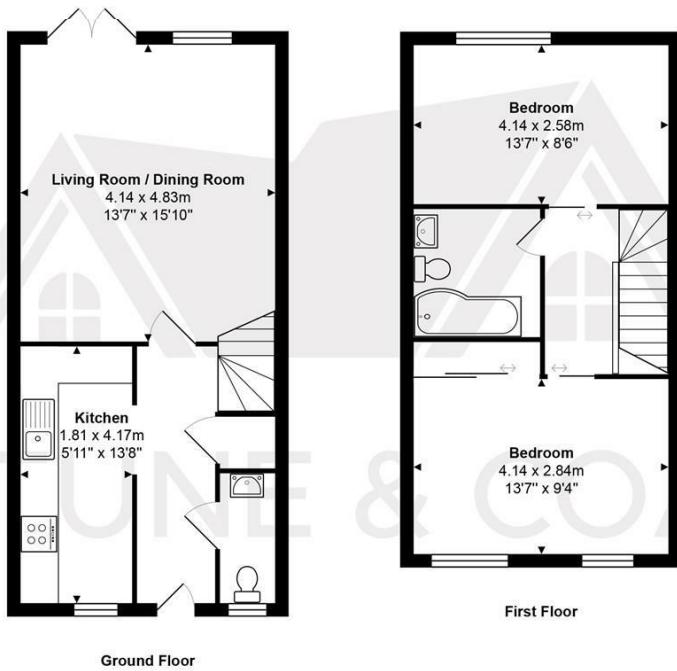
Kitchen 5'11" x 13'8" (1.81 x 4.17)

Bedroom 13'6" x 9'3" (4.14 x 2.84)

Bedroom 13'6" x 8'5" (4.14 x 2.58)

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



Ground Floor

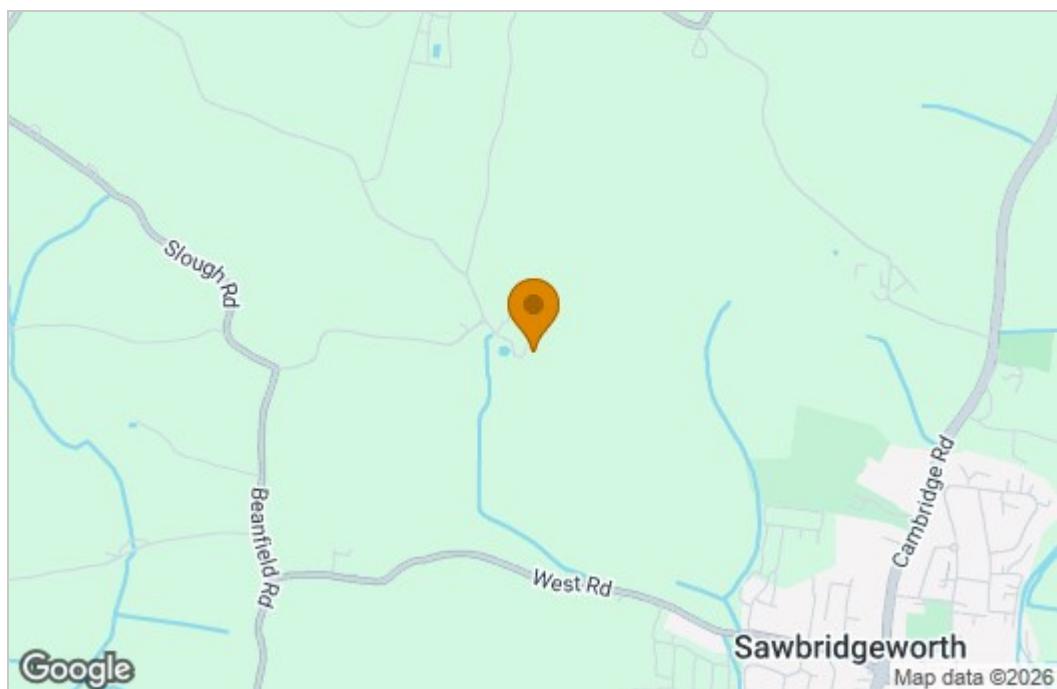
First Floor

Total Area: approx. 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

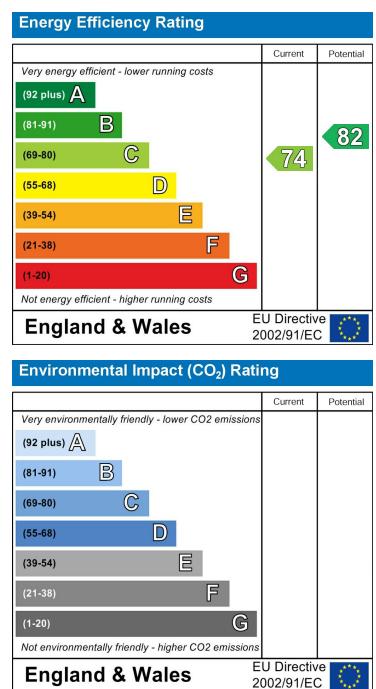
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## Area Map



## Energy Efficiency Graph



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