



FORTUNE & COATES

The People's Estate Agent

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



46 Nursery Fields, Sawbridgeworth, CM21 0DH

£230,000

Fortune and Coates are delighted to welcome to the market this one bedroom ground floor flat in the sought after location of Nursery Fields, Sawbridgeworth, Hertfordshire.

Upon entering, you are greeted by an inviting entrance hallway that provides ample storage and easy access to all rooms.

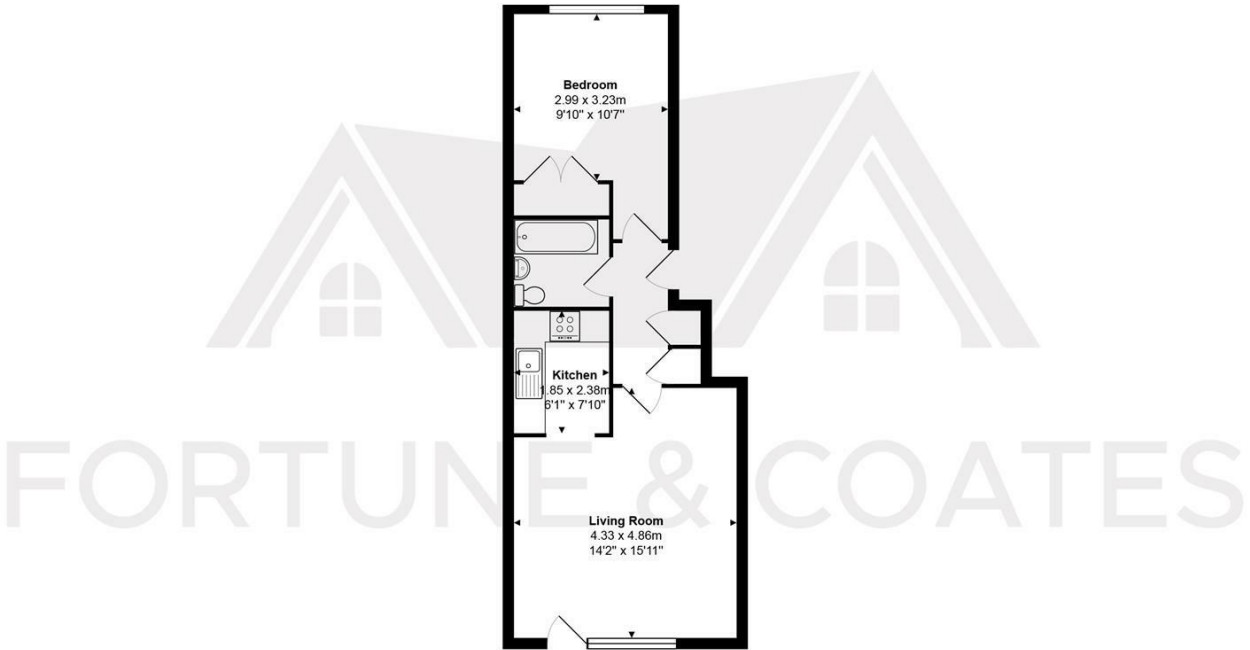
The spacious living room is flooded with natural light, thanks to its large windows, creating an airy atmosphere that is perfect for relaxation or entertaining guests. This area seamlessly flows into the well-appointed kitchen, which features an integrated oven and hob, complemented by a stylish tiled backsplash. With plumbing for a washing machine and plenty of cupboard space.

Living room 14'2" x 15'11" (4.33 x 4.86)

Bedroom 9'9" x 10'7" (2.99 x 3.23)

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



Total Area: approx. 43.8 m² ... 471 ft²

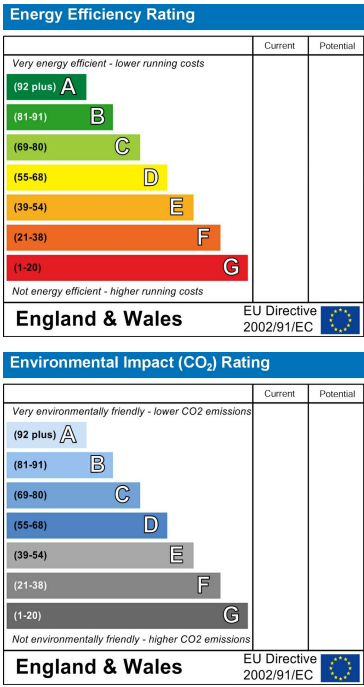
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Property marketing provided by www.fotomarketing.co.uk

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.