



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



Offers in excess of £300,000

TENURE : FREEHOLD

London Road, SAWBRIDGEWORTH, CM21 9JN

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**MODERN END OF TERRACED
2 DOUBLE BEDROOM
COTTAGE**

MANY ORIGINAL FEATURES

**MODERN FITTED KITCHEN &
BATHROOM**

**SHORT WALK TO
SAWBRIDGEWORTH TRAIN
STATION**

**5 MINUTES FROM
SAWBRIDGEWORTH VILLAGE**

**BUS LINKS TO HARLOW &
STANSTEAD**

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2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



This two-bedroom end-of-terrace cottage is situated on London Road, Sawbridgeworth, with accommodation arranged over two floors. The property combines original features, including exposed brick fireplaces, with a modern fitted kitchen and updated bathroom. The ground floor provides two open plan reception rooms, a fitted kitchen and access to the rear garden and the bathroom is fully tiled and includes a panel bath with shower, glass screen, wash hand basin, WC & window, while the first floor contains two double bedrooms. The front reception room has timber flooring, a brick fireplace with a fitted television above and built-in storage to either side. A large front-facing window provides natural light, and the room opens through to the central dining or second reception area. This room has matching timber flooring, space for a dining table and chairs, built-in storage cupboards and access towards the kitchen. The kitchen is fitted along two sides and includes wood-effect worktops, cream-fronted base and wall cupboards, open shelving and pale blue tiled splashbacks. Appliances shown include a gas hob, oven, washing machine, with a tiled floor running through the room. Glazed rear doors provide access to the covered outdoor seating area and garden. The first-floor landing leads to two double bedrooms. The principal bedroom has a front-facing window, and a brick fireplace with a television mounted above. The second bedroom has a rear-facing window, fitted storage and light wood-effect flooring, and is currently arranged for use as a child's bedroom. The rear garden is enclosed by timber fencing and is mainly laid with artificial lawn. It includes a covered seating area adjoining the house, a decked section, outdoor seating, planting areas, a children's play area, and a timber storage shed. The garden is accessed directly from the kitchen and provides space for outdoor dining, storage and recreation. The property is located a short walk from Sawbridgeworth railway station and approximately five minutes from Sawbridgeworth village, according to the supplied property information. Bus links are available to Harlow and Stansted, while Stansted Airport is stated to be approximately 20 minutes away.

OPEN PLAN LOUNGE AREA: 10' 05" x 12' 03" (3.17m x 3.73m)

Leaded bay double glazed window to front aspect, wooden flooring, radiator, open fire place with exposed brickwork, storage either side of chimney breast.

OPEN PLAN DINING AREA: 9' 07" x 11' 05" (2.92m x 3.48m)

Double glazed window to side aspect, solid wood flooring, storage cupboard, storage into chimney breast, stairs to first floor with carpet.

BATHROOM: 8' 07" x 5' 01" (2.62m x 1.55m)

Double glazed window to rear aspect, spot lights, tiled walls, tiled flooring, mirrored cabinet, wash hand basin in vanity unit with mixer tap, low level flush water closet, panel bath with mixer tap and shower, heated towel rail.

KITCHEN: 8' 06" x 6' 10" (2.59m x 2.08m)

Double glazed door and window to rear aspect, wall and floor standing kitchen units, part tiled walls, tiled flooring, 5 ring gas hob, electric oven, spot lights, plumbed for washing machine, butler sink with mixer tap, fitted fridge, storage cupboard housing gas central heating boiler.

FIRST FLOOR LANDING: 2' 04" x 2' 05" (0.71m x 0.74m)

Carpet.

FRONT BEDROOM: 10' 05" x 12' 09" (3.17m x 3.89m)

Double glazed window to front aspect, laminated flooring, radiator, feature fire place with exposed brick.

REAR BEDROOM: 10' 00" x 10' 01" (3.05m x 3.07m)

Double glazed window to rear aspect, radiator, laminated flooring, storage cupboard, loft access.

COVERED OPEN GARDEN AREA/ROOM: 7' 05" x 13' 08" (2.26m x 4.17m)

Covered area, wooden flooring, seating area.

GARDEN: 32' 03" x 13' 07" (9.83m x 4.14m)

Artificial lawn, rear patio area, garden shed,

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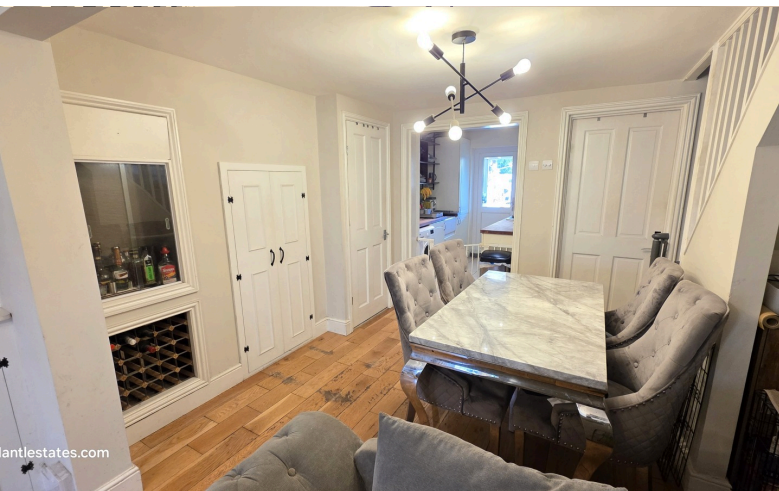
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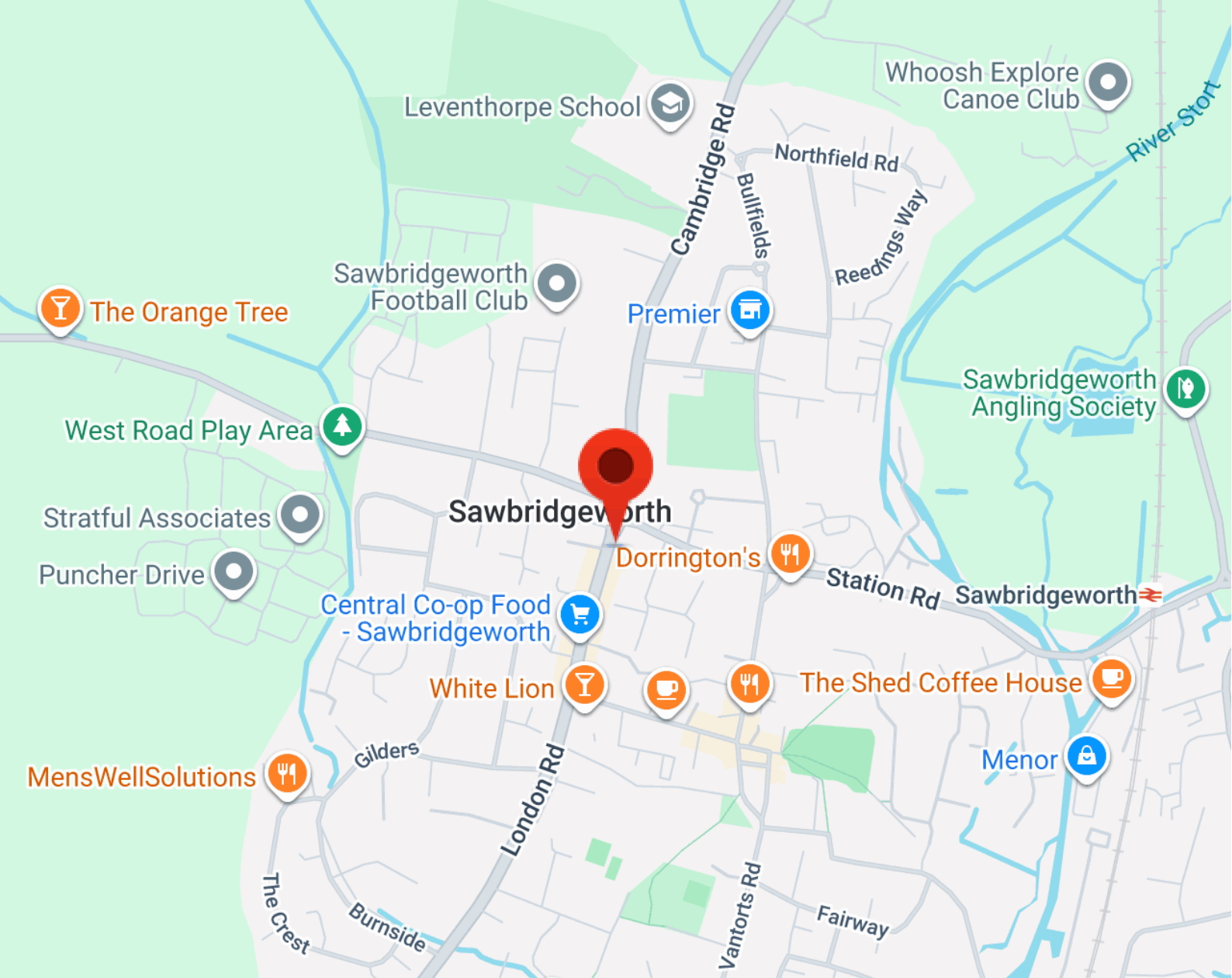
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: London Road, SAWBRIDGEWORTH, CM21 9JN

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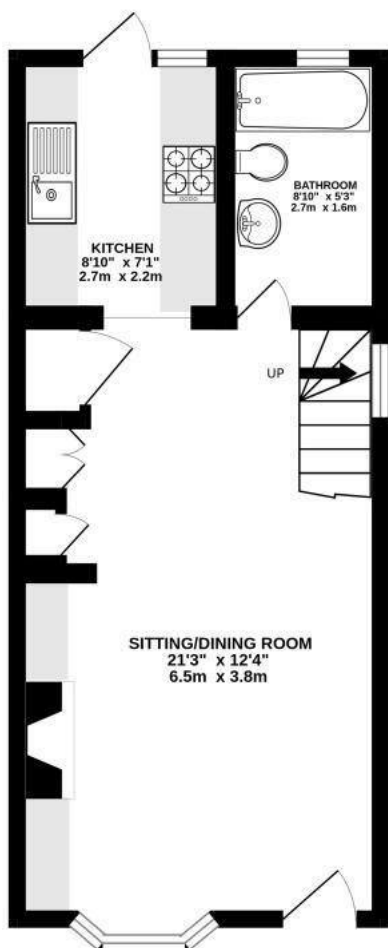
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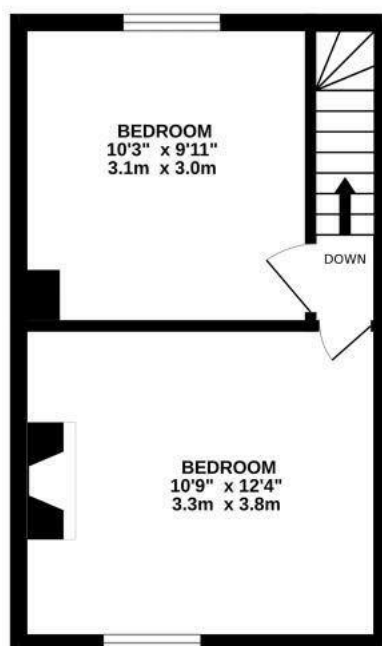
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GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.