



**Marlands, Sawbridgeworth CM21 9DP**

**welcome to**

**Marlands, Sawbridgeworth**

A chain-free two-bedroom terraced house situated in the popular residential area of Marlands, Sawbridgeworth, Hertfordshire. This well-connected property is just a short walk from Sawbridgeworth station, offering excellent commuter links to London Liverpool Street and Stansted Airport.



## - Accommodation Overview -

### Lounge

Window to rear aspect, solid wood flooring, radiator and understair cupboard.

### Kitchen

Window to front aspect, fitted wall and base units with work surfaces over, tiled floor, gas hob, electric oven and space for washing machine, fridge/freezer and dish washer.

### Conservatory

Door to the garden, laminate floor and radiator.

### Bedroom 1

Window to rear aspect, built in wardrobes, carpet and radiator.

### Bedroom 2

Window to front aspect, built in wardrobes, carpet and radiator.

### Bathroom

Shower with glass screen, vanity wash basin unit, fully tiled, heated towel rail and wc.

### - Exterior -

#### Rear Garden

Low maintenance garden with rear access.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Marlands, Sawbridgeworth

- Two bedrooms
- Access to station
- Chain free
- Extended
- Ideal first time buy

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



Total floor area 89.2 m<sup>2</sup> (961 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by [www.propertybox.io](http://www.propertybox.io)

william  
h brown

# £335,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HLO105363 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)