



- TERRACE HOUSE
- TWO BEDROOMS
- LOUNGE
- KITCHEN

Blacksmith Way, High Wych, Sawbridgeworth, CM21 0NA

PRICE: £315,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this two bedroom terrace residence situated in a cul de sac location in the popular village of High Wych. The property would make a suitable first time purchase or for those looking to downsize. An internal viewing is strongly advised.



Property Description

Blacksmith Way is a modern terrace residence situated within a cul de sac location within the popular village of High Wych being within easy access of Sawbridgeworth, Bishops Stortford and Harlow.

The property itself is a modern terrace house comprising an entrance hall providing access to the kitchen, lounge and stairs leading to the first floor level.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and overlooks the front aspect.

The lounge is light and airy with French style doors provide access to the rear garden.

Accommodation to the first floor comprises two double bedrooms overlooking the front and rear aspects respectively.

The bathroom is part tiled with a three piece suite.

Externally there is a low maintenance rear garden comprising a paved stone patio area, decorative shingle and timber fencing.

Allocated parking space.

High Wych is a small village within driving distance of both Bishops Stortford and Harlow Town Centre's with an array of shops and restaurants, and mainline BR stations for direct access into central London and Stansted Airport.

Junctions 7 and 8 of the M11 are both within easy access.





HALLWAY

KITCHEN

9' 10" x 5' 8" (3m x 1.73m)

LOUNGE

12' 8" x 11' 7" (3.86m x 3.53m)

LANDING

BEDROOM ONE

11' 7" x 8' 6" (3.53m x 2.59m)

BEDROOM TWO

11' 7" x 7' 9" (3.53m x 2.36m)

BATHROOM

5' 11" x 5' 4" (1.8m x 1.63m)

REAR GARDEN



ALLOCATED PARKING

CHARGES AND TENURE

Council Tax East Herts County Council Band C

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Anglian Water

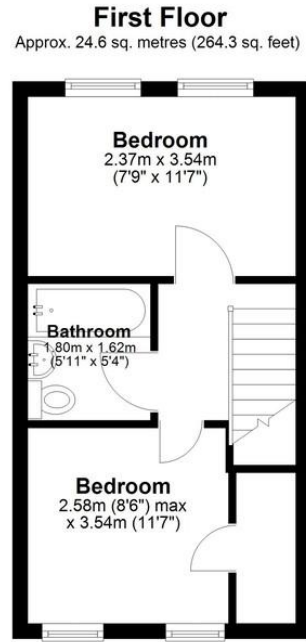
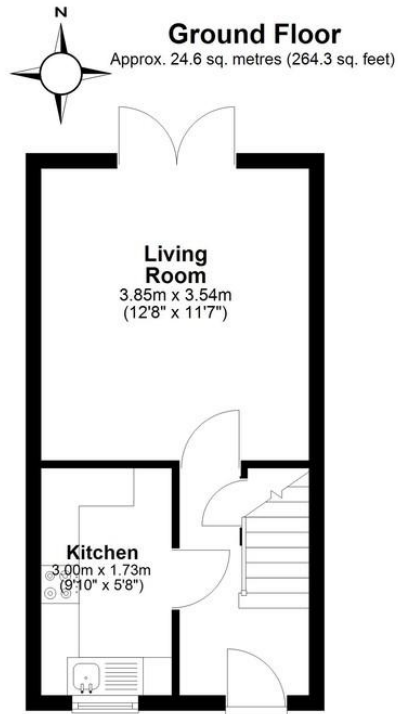
Sewage - Mains - Anglian Water

Heating - Gas Central Heating - British Gas

Broadband - Various providers available

Mobile Signal - Vodafone Three EE O2





Total area: approx. 49.1 sq. metres (528.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Blacksmiths Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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