



FORTUNE & COATES

The People's Estate Agent



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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)

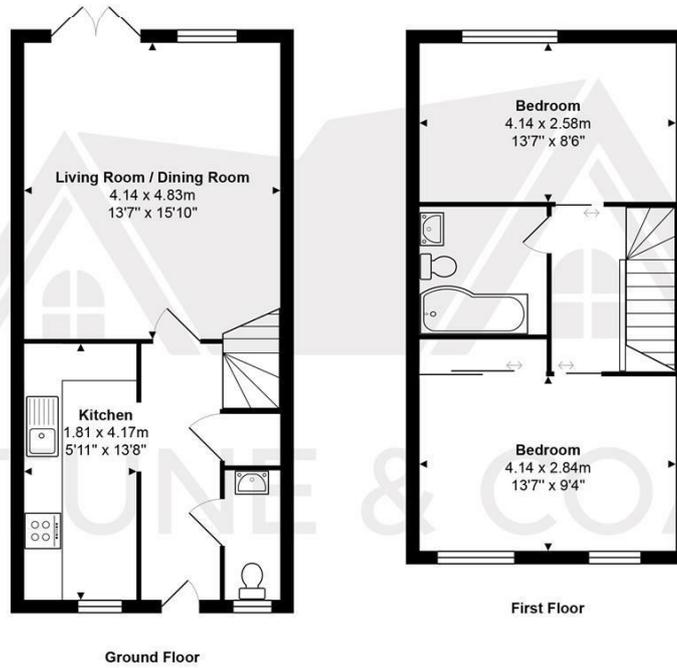
Kitchen 5'11" x 13'8" (1.81 x 4.17)

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 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. 71.9 m² ... 774 ft²

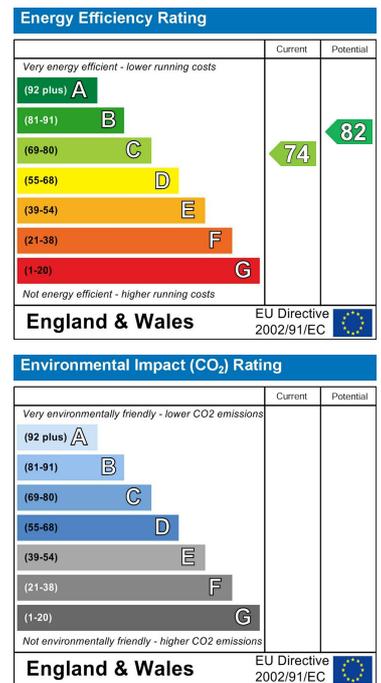
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.