



10 Blacksmith Way, High Wych,
Sawbridgeworth, Hertfordshire, CM21 0NA

Asking Price: £330,000
Freehold

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A beautifully presented two-bedroom mid-terraced family home situated in the popular village of High Wych. The property offers an entrance hall, modern kitchen and a large lounge/dining room overlooking the garden. On the first floor there are two generous bedrooms and a family bathroom.

To the front of the property there is allocated parking plus visitors parking, whilst to the rear is a secluded garden mainly laid to lawn with a paved patio area ideal for entertaining. The property is offered on a chain free basis.

Council Tax Band C. EPC Band C.



2 Bedroom Mid-Terraced Family Home
Generous Room Sizes
Beautifully Presented
Allocated Parking Space & Visitors Parking
Offered Chain Free
Secluded Rear Garden
Rental Income of £1350 PCM

ADDITIONAL INFORMATION

The Village of High Wych sits between the towns of Sawbridgeworth and Harlow which both offer plentiful shopping facilities, additional schooling and train links into London. The village itself provides primary schooling a pub, restaurant and the Manor of Groves Hotel and lies in close proximity to both M11 motorway and Stansted Airport.

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Approximate Area = 565 sq ft / 52.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © procrecom 2023. Produced for Intercountry Estate Agents REF: 1037018



Kitchen

9'8" x 5'8" (2.95m x 1.73m)

Lounge

12'8" x 11'9" (3.86m x 3.58m)

Bedroom

10'6" x 8'8" (3.2m x 2.64m)

Bedroom

9'5" x 7'9" (2.87m x 2.36m)

Bathroom

5'10" x 5'5" (1.78m x 1.65m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

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FOR MORE DETAILS CONTACT

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