

# ~ Residential Lettings ~

89 Ladywell Prospect  
Sawbridgeworth  
Herts  
CM21 9PS



- 3 Bedroom House
- Newly Renovated
- Popular Location
- Short Walk To Town & Station
- Unfurnished
- Available End Of November

**Rent £1250 pcm**

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# 89 Ladywell Prospect

## Sawbridgeworth

**Folio: 11946** – A newly renovated three bedroom end of terrace home only a short distance from the town centre and mainline station. The property comprises entrance hall, downstairs wc, sitting room, newly installed conservatory, newly fitted kitchen with breakfast area, three bedrooms and newly fitted bathroom to the first floor. The property has gardens to the front and rear and allocated parking. Unfurnished and available end of November.

### Covered Storm Porch

With outside light, outside storage cupboard housing meters and gas boiler, UPVC door with obscure glass panel leading to:

### Entrance Hall

With single radiator, parquet effect flooring.

### Downstairs Cloakroom

Comprising flush w.c., corner wall mounted wash hand basin with tiled splashback, single radiator, window to side, fitted carpet.

### Living Room

14'10 x 10'2 with sliding UPVC double glazed patio doors giving access to conservatory, turned carpeted staircase rising to first floor with understairs storage cupboard, double radiator, t.v. aerial point, light wood laminate flooring.

### Conservatory

9'8 x 5' double opening doors giving access to garden, windows all round, wood laminate flooring.

### Kitchen/Breakfast Room

14'10 x 8'4 (divided into two areas)

Kitchen Area - with a range of matching base and eye level units with rolled edge work surfaces, single bowl

single drainer stainless steel sink unit with tiled splashback, double glazed bay fronted window to front, oven with hob and extractor above, washing machine, integrated dishwasher, fridge freezer, spotlighting to ceiling, vinyl flooring

Breakfast Area – with space for table and chairs, vinyl flooring

### First Floor Landing

With access to loft space, airing cupboard housing lagged copper cylinder with immersion heater fitted, fitted carpet.

### Bedroom 1

14'10 x 10'6 measured into double glazed bay window to front, single radiator, range of built-in wardrobes with dressing table area with cupboards over, further matching bedside units and cupboards over, two wall mounted light points, t.v.aerial point, single radiator, fitted carpet.

### Bedroom 2

8'6 x 6'10 with double glazed window to rear, single radiator, built-in storage cupboard, fitted carpet.

### Bedroom 3

9'8 x 6'4 with double glazed window to rear, single radiator, fitted carpet.

### **Bathroom**

With a new white suite comprising panel enclosed bath with mixer tap shower attachment, shower screen, pedestal wash hand basin, flush wc, obscure double glazed window to side, spotlighting and extractor to ceiling, vinyl flooring

### **Outside**

Directly to the rear and the side of the property there is a paved patio area, outside lighting, retaining wall. The rear garden measures approximately 45' x 22' and is well enclosed by mature hedging and fencing, mainly laid to lawn with well stocked shrub borders. There is a pathway leading to the rear of the garden with wooden gate giving rear pedestrian access to **allocated parking space**. Side pedestrian access via wooden gate with pathway to front.

### **Local Authority:**

Epping Forest Council  
Band D (£1679.00 2018/19)

### **Viewing:**

Strictly by appointment with WRIGHT & CO RENTALS

### **Agent:**

Open 7 days

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Notes:



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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