



Tharbies Farm, Rook End, High Wych, CM21 0LL

- Countryside Location
- Far Reaching Views
- Beautifully Presented
- Two Double Bedrooms
 - Ground Floor WC
- Kitchen With Integrated Appliances
 - Under Floor Heating
- Front & Rear Gardens
 - Driveway
- Complete Chain for a Quick Sale

Offers in Excess of £400,000 - Freehold - Council Tax: D

Rook End

Sawbridgeworth, CM21 0LL



Entrance Hall

Entrance door, oak flooring, under floor heating, stairs to first floor, cupboard.

Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, oak flooring, underfloor heating.

Kitchen

12'9 x 5'8 (3.89m x 1.73m)
Two double glazed windows to front, spot lights, oak flooring, under floor heating. Kitchen includes wall and base units, quartz worktops with inset sink, induction hob, oven, extractor, integrated dishwasher, washing machine and fridge freezer.

Reception Room

14'5 x 13'7 (4.39m x 4.14m)
Double glazed French doors to rear, double glazed window to rear, oak flooring, underfloor heating, under stairs storage area.

Landing

Vaulted ceiling, carpet.

Bedroom One

13'7 x 9'3 (4.14m x 2.82m)
Double glazed window to front, double

glazed window to front with shutters, fitted slide robes, spot lights, radiator, carpet.

Bedroom Two

13'7 x 8'7 (4.14m x 2.62m)
Double glazed window to rear with shutters, spot lights, radiator, carpet.

Bathroom

Low level WC, vanity wash hand basin, panelled bath with overhead shower, extractor, heated towel rail, part tiled walls, tiled flooring.

Front Garden

Private front garden/courtyard, hot and cold tap, power point.

Rear Garden

Combination of patio decking and shingled areas, rear pedestrian access, oil fueled boiler.

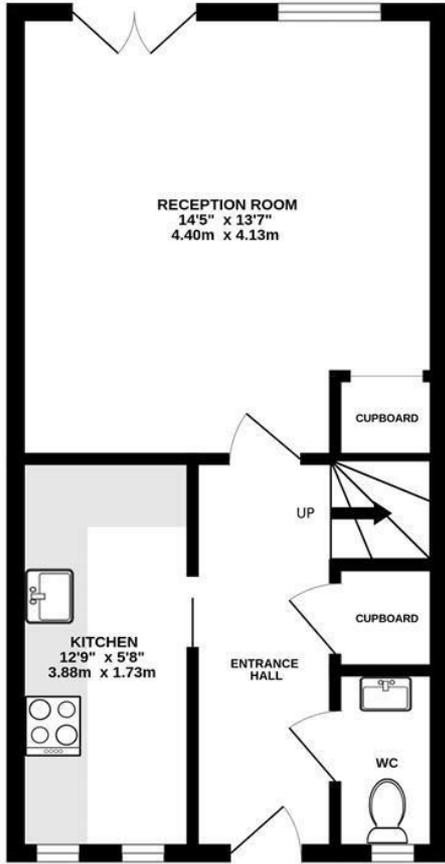
Parking

Private parking to front for two cars.

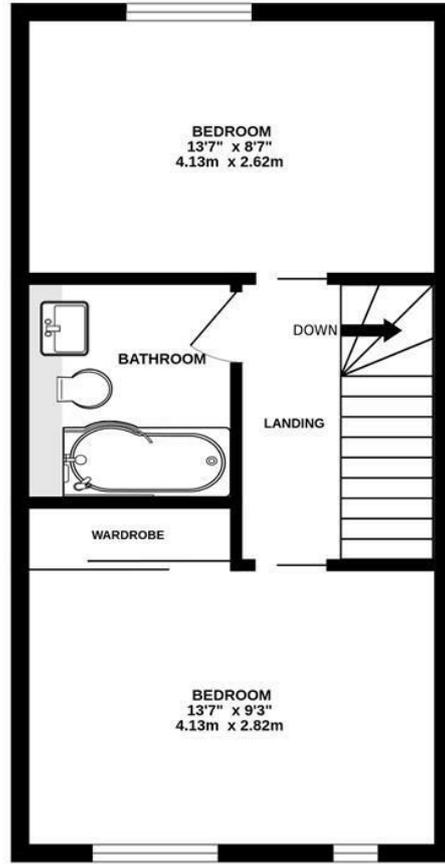




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: D
Tenure: Freehold

