



Brook End, Sawbridgeworth,  
Hertfordshire

Guide Price £365,000

Freehold

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A beautifully presented three bedroom terraced home, situated within a popular location offering stunning views over open countryside to the rear, close to local schooling, the train station and Sawbridgeworth High Street. The property offers a good size lounge, separate kitchen and dining room, whilst on the first floor there are three good size bedrooms and a family bathroom. Externally there is a private enclosed rear garden with access gate to open fields and a single garage en-bloc. EPC Band D.



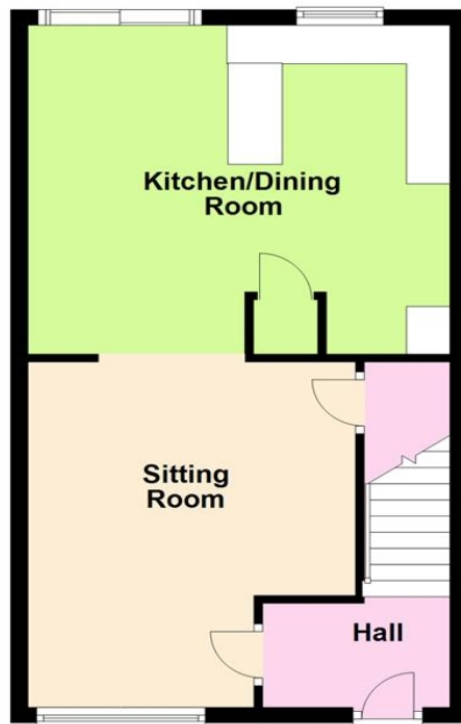


- EPC Band D
- 3 Bedroom Terraced House
- Good Sized Kitchen And Dining Room
- Separate Lounge
- Popular Central Location
- Views Over Countryside
- Garage Enblock

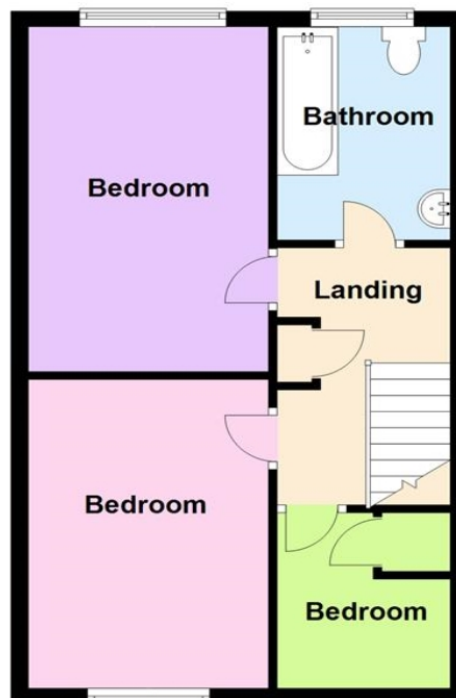
#### ADDITIONAL INFORMATION

Situated on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic village of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well regarded schooling, a leisure centre, many sports clubs, societies and groups and the village enjoys a community atmosphere.

**Ground Floor**



**First Floor**



**Entrance Hall** - 2.11m x 1.91m (6'11" x 6'3")

**Kitchen / Dining Room** - 4.67m x 3.18m (15'4" x 10'5")

**Lounge** - 4.62m x 3.68m (15'2" x 12'1")

**Bedroom 1** - 4.04m x 2.74m (13'3" x 9'0")

**Bedroom 2** - 3.35m x 2.90m (11'0" x 9'6")

**Bedroom 3** - 2.84m x 1.91m (9'4" x 6'3")

**Bathroom** - 2.06m x 1.70m (6'9" x 5'7")

### 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 an 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 guide to prospective buyers only, and are not precise. Floor plans 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.

### FOR MORE DETAILS CONTACT

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