



Blenheim Close, Sawbridgeworth, CM21 0BE
Offers Over £900,000

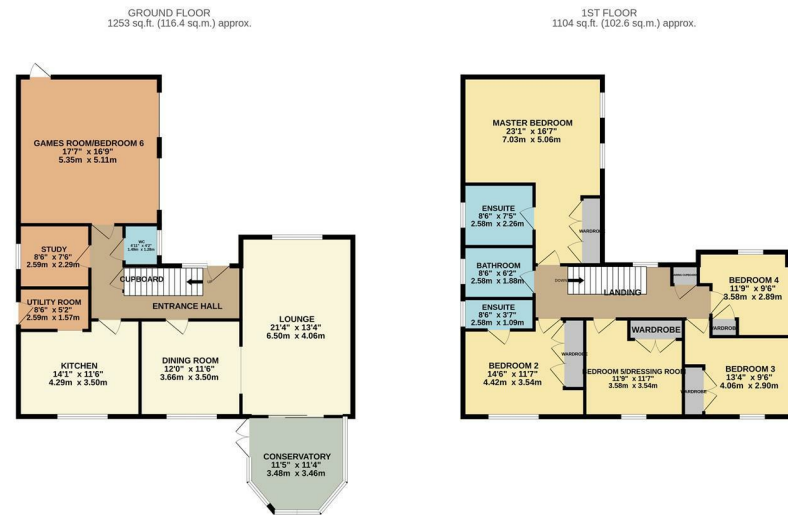
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Blenheim Close, Sawbridgeworth, CM21 0BE

****CHAIN FREE**** A stunning, newly modernised five double bedroom detached home located in the corner of one of the most sought after Cul De Sac's in Sawbridgeworth. This beautiful family home has been recently modernised by its current owners, including brand new Karndean Flooring throughout the downstairs, new carpets in all other rooms, new UPVC double glazed doors and windows throughout among other works which will be listed below. Downstairs comprises a large, open plan lounge/dining room with conservatory to the rear, a stunning kitchen with separate utility room, downstairs w/c, an office and a double garage that has been converted into an incredible games room which is fitted with a pool table, dart board and bar. There is potential for the converted double garage to be used as a sixth bedroom, with the current layout also suiting potential for a self contained annexe incorporating the downstairs w/c and office space.

Upstairs offers five double bedrooms, with the fifth currently being used a dressing room. However the wardrobes are only free standing and can be easily removed. Two en suites, a family bathroom and large loft space that is fully boarded with a ladder. Externally there is a large garden with brand new composite decking area, storage shed and side access. To the front is a driveway for four cars and other parking available for guests.

Other recent work on the property includes a CCTV and Alarm system which will be included in the sale, brand new internal doors throughout the inside of the property, as well as brand new fencing and gates around the rear of the property. A viewing is highly recommended to appreciate the condition and quality of finish, and as previously mentioned the property is being offered with No Onward Chain.



BOREYLAND JOHNSON
 TOTAL FLOOR AREA: 2357 sq.ft. (219.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.