



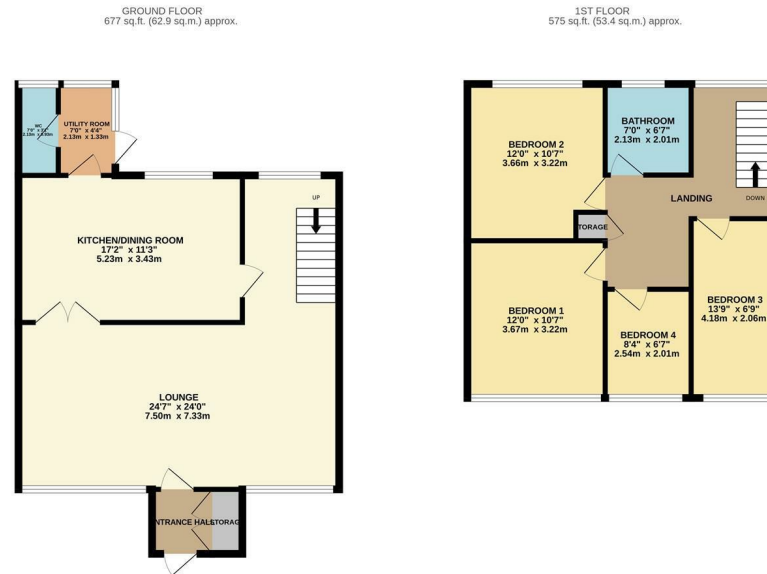
Parkway, Sawbridgeworth, CM21 9NR  
£475,000

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# Parkway, Sawbridgeworth, CM21 9NR

**\*\*Chain Free\*\*** A large, extended four bedroom end of terrace home with a garage en bloc and potential for a driveway (STPP). Downstairs comprises a 24ft wide 'L' shaped lounge courtesy of the double storey extension on the side of the property. Additional dining space, a kitchen/diner, utility room and downstairs w/c. Upstairs offers four bedrooms, a family bathroom and a large landing.

To the rear of the property is a fantastic garden mainly laid to lawn with patio area. Access to the garage at the bottom of the garden as well as access through to the parking which is available to the side of the property. Parkway is located only a short walk to Bell Street which offers an abundance of shops, pubs and restaurants. As well as also being only a 12 minute walk to Sawbridgeworth Train Station which offers direct routes to Cambridge and London. As previously mentioned the property is being offered with No Onward Chain.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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 is given for their operation or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>C</b>	
(69-80) <b>C</b>		(55-68) <b>D</b>	
(55-68) <b>D</b>		(39-54) <b>E</b>	
(39-54) <b>E</b>		(21-38) <b>F</b>	
(21-38) <b>F</b>		(1-20) <b>G</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.

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