



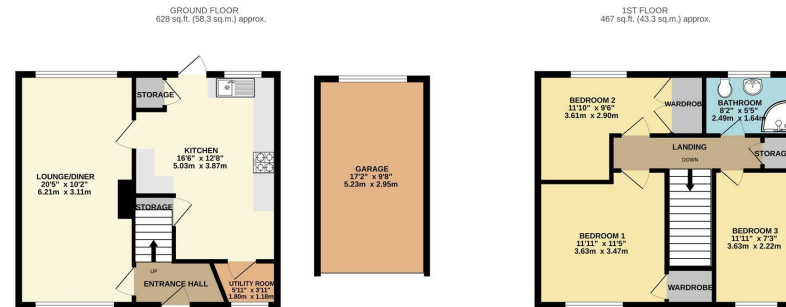
Northfield Road, Sawbridgeworth, CM21 9DR
Offers In Excess Of £500,000

3 1 nu C

Northfield Road, Sawbridgeworth, CM21 9DR

A well presented three bedroom semi detached home located on a corner plot with large garden, benefitting from a detached garage and driveway parking. Internally the house offers an open plan lounge diner and large kitchen overlooking the private rear garden. Upstairs offers three bedrooms and a modern family bathroom as well as additional storage and loft space. To the rear is a large corner plot garden with side access. There is potential to extend both to the rear and to the side (subject to planning permission).

Northfield Road is located only a 4 minute walk to Leventhorpe School which is rated 'Outstanding' by Ofsted. As well as being just a 19 minute walk (4 minute drive) to Sawbridgeworth Train Station with direct access to both London and Cambridge. All of Sawbridgeworth's options of cafes, pubs, shops and restaurants are located around Bell Street which is only a 17 minute walk (4 minute drive). An internal viewing is highly recommended to appreciate the condition and size of the plot.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(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.