



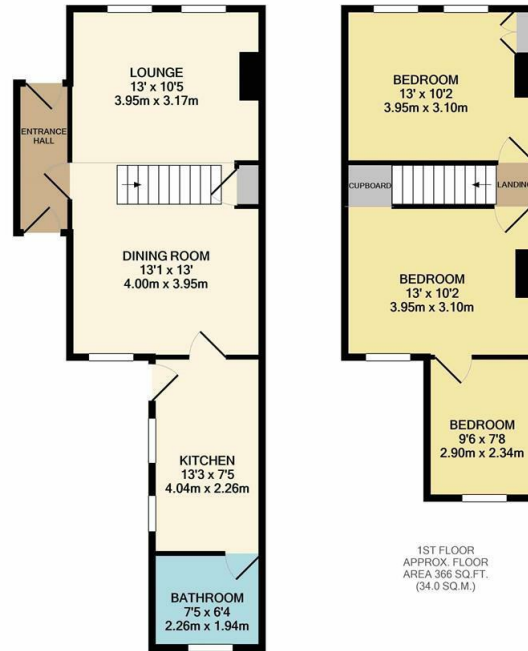
West Road, Sawbridgeworth, CM21 0BJ
£475,000

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An immaculate three bedroom end of terrace cottage with driveway parking for two cars. Downstairs offers a good size entrance hall with access through to the garden, open plan lounge/dining room with beautiful working fireplace, leading onto the modern kitchen with brand new oven, and stunning family bathroom. Upstairs comprises three bedrooms, two of which are good size doubles. Fireplaces and sash windows in both with the third bedroom being accessed via the master, this represents an opportunity for the third bedroom to be used as a nursery, dressing room or en suite as the plumbing for the bathroom and kitchen is directly below.

Externally is a good size, private south facing rear garden with an even split of patio and grass area. To the front is a driveway for two cars. West Road is located in central Sawbridgeworth and all major amenities are only a short walk away. Including Mandeville Primary School, Leventhorpe Secondary School, pubs, shops, restaurants and Sawbridgeworth Train Station with direct links to both London and Cambridge.



GROUND FLOOR
APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)

W/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	77	38

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		

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