



Farnham Close, Sawbridgeworth, CM21 0HB
Offers In Excess Of £588,000

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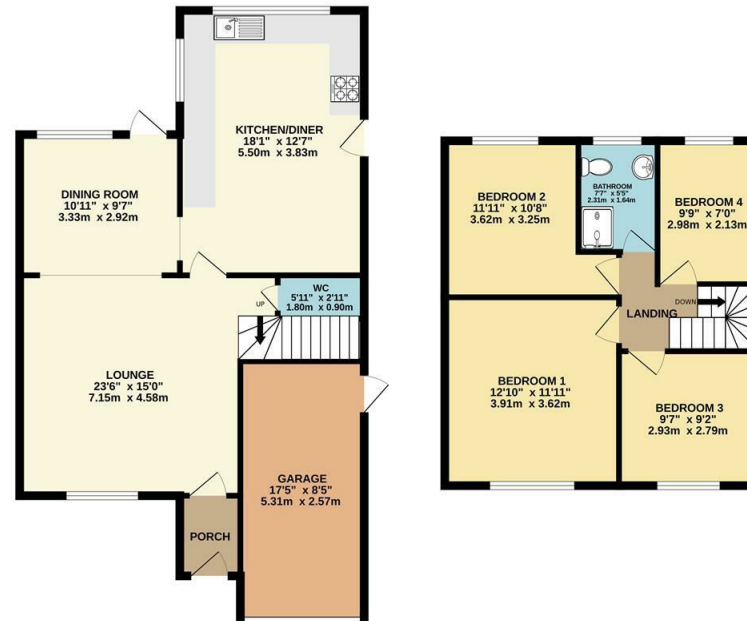
Located in one of Sawbridgeworth's most sought after roads is this immaculate four bedroom home benefitting from a garage and driveway parking. Downstairs offers a large open plan lounge/dining room with a door opening up onto the rear garden, w/c and a large kitchen/diner with views overlooking the stunning rear garden. Upstairs comprises four bedrooms and a family bathroom with loft space. To the rear is a private garden that has been looked after with maximum care and attention by the current owner and contains a patio area, greenhouse and pond along with side access (containing a large shed). To the front is a garage with driveway parking for 2 cars.

Farnham Close is a quiet cul de sac located walking distance to local pubs, Pishiobury Park and Rivers Hospital. As well as being a short drive to Sawbridgeworth Train Station with direct trains to London and Cambridge.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA - 1281 sq.ft. (119.0 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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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