



West Road, Sawbridgeworth, CM21 0BN
£650,000

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A rarely available three/four bedroom detached family home benefitting from a stunning 130ft south facing rear garden with large outbuilding and multiple sheds. Upon entering the large entrance hallway containing the downstairs w/c, to the left is a good size dual aspect lounge with french doors opening up onto the stunning rear garden. Downstairs also comprises a modern kitchen with space for dining table with another set of french doors leading out to the decked area, along with a garage and extra storage space in the hall between. The first floor offers three bedrooms, two of which have built in wardrobes and a sizeable family bathroom. The second floor offers another large room that is accessed via stairs with a private door and would make an ideal fourth bedroom or office space (as it is currently being used).

Externally is a stunning, mature south facing rear garden, which is remarkably private. With two large sheds, a greenhouse and a multi purpose outbuilding that is currently being used as a gym, along with access through to the front of the property and to the garage. To the front is a large driveway for 6+ cars, privately tucked away from the road. West Road is walking distance to Sawbridgeworth Train Station with direct access to London and Cambridge, as well as being a short walk to local schools, shops, restaurants and pub. These style houses on West Road are very rarely on the market so an early viewing is strongly advised.



GROUND FLOOR 736 sq ft (68.4 sq m) approx. 1ST FLOOR 547 sq ft (50.9 sq m) approx. 2ND FLOOR 224 sq ft (20.9 sq m) approx.



TOTAL FLOOR AREA: 1507 sq ft (140.0 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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	58	(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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