



Giffin Way, Sawbridgeworth, CM21 0DW
£595,000

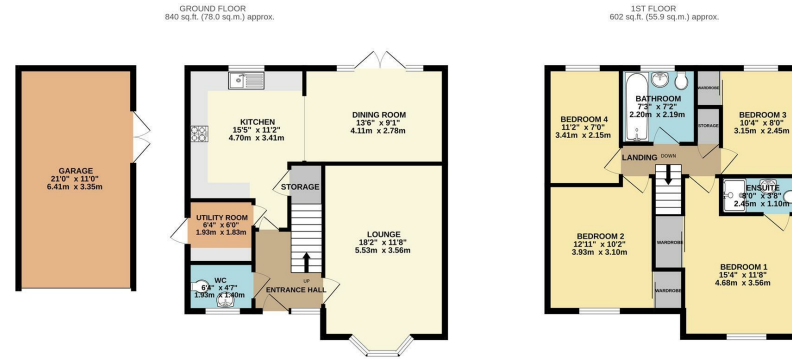
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Built only three years ago by David Wilson Homes is this stunning four bedroom detached family home benefitting from a large south facing rear garden with a converted garage and driveway. Upon entering you are greeted with a spacious entrance hall with downstairs w/c, leading through to the utility room and open plan kitchen/diner with french doors to the rear garden. The kitchen itself has fully integrated appliances with double oven and extractor fan. Additionally downstairs offers a separate large lounge with a big under stairs storage cupboards. Upstairs comprises four bedrooms, three of which are doubles and all three of them come with newly built in wardrobes. As well as an en suite to the master bedroom, family bathroom and boarded loft space.

To the rear is a stunning south facing rear garden with part patio and low maintenance artificial grass, with side access as well as access via french doors to the converted garage which is currently being used as a gym. To the front aspect is a driveway for two cars with plenty of visitors parking around the development.

Giffin Way is located on West Road and is walking distance to the abundance of schools, shops, pubs and restaurants that Sawbridgeworth has to offer. As well as being walking distance to Sawbridgeworth train station with direct trains to both London and Cambridge.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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 as to their condition or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B	85	
(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	

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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