

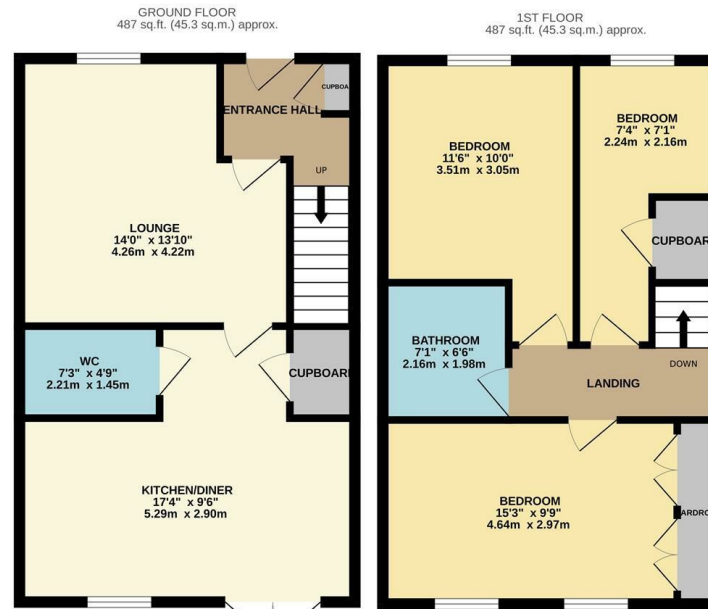


Rochester Avenue, Sawbridgeworth, CM21 0FN  
£470,000

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# Rochester Avenue, Sawbridgeworth, CM21 0FN

Built only two years ago is this beautiful three bedroom semi detached family home with a garage and driveway overlooking a green and park. On the ground floor there is an entrance hallway leading to a bright lounge, stunning kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC. On the first floor there are three bedrooms with fitted wardrobes to the master and a luxury family bathroom with a modern white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio area and side access out to the double driveway and garage. Rochester Avenue is located in the desirable Tudor Park Development, within walking distance of excellent local schools, shops and Sawbridgeworth Train Station. Please note there is an estate charge of £210 per annum.



RAREYLANDJOHNSON  
 TOTAL FLOOR AREA: 975 sq.ft. (90.5 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	96	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	85	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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