

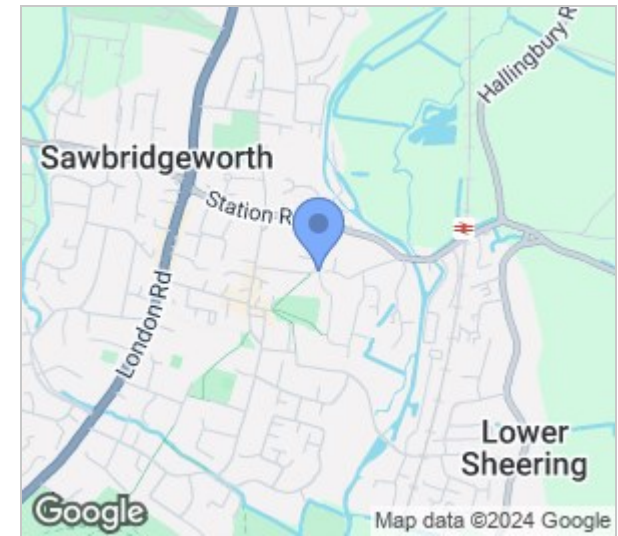


Church Crescent, Sawbridgeworth, CM21 9BH
£440,000

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Located in the rarely available turning of Church Crescent, is this quaint flint encrusted two bedroom detached home. The property includes an open plan lounge and dining room separated by the staircase, a modern fitted kitchen/breakfast room with a range of wall and base units, a bedroom with fitted wardrobes and a cloakroom/WC on the ground floor. Upstairs there is a large master bedroom, plus a huge family bathroom with a modern white three piece suite (formerly a bedroom). The south westerly rear garden is mainly laid to lawn, with a shed and side access out to the front garden. Church Crescent is located in the desirable turning of Church Walk, just a short walk from Bell Street, Sawbridgeworth train station and the River Stort.



REYLAND:JOHNSON:ICC
 TOTAL FLOOR AREA: 907 sq.ft. (84.3 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 misstatement. 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.
 Made with Metrepro 1/2024



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		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
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.