

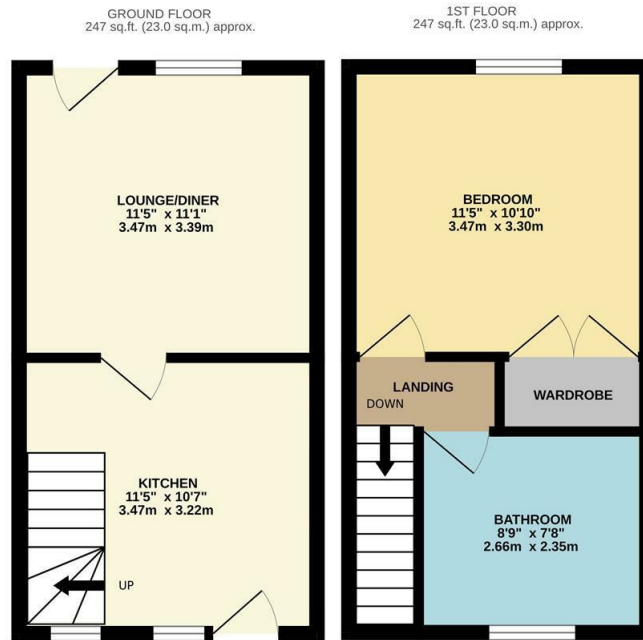


West Road, Sawbridgeworth, CM21 0BW
£280,000

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Offered with NO CHAIN is this well presented one double bedroom cottage located in West Road, Sawbridgeworth, with views over a field to the rear and character features throughout. This charming property includes a lounge, kitchen/diner with a range of fitted wall and base units, a double bedroom and a modern bathroom with a white three piece suite. Outside the rear garden is a combination of artificial lawn, decking, patio and stones. West Road is located within walking distance of local shops, schools and open fields, plus Sawbridgeworth Train Station.



W/R/REYLANDJOHNSON
TOTAL FLOOR AREA: 494 sq.ft. (45.9 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 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 82 plus) A		Very environmentally friendly - lower CO ₂ emissions 82 plus) A	
(81-81) B		(81-81) 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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