

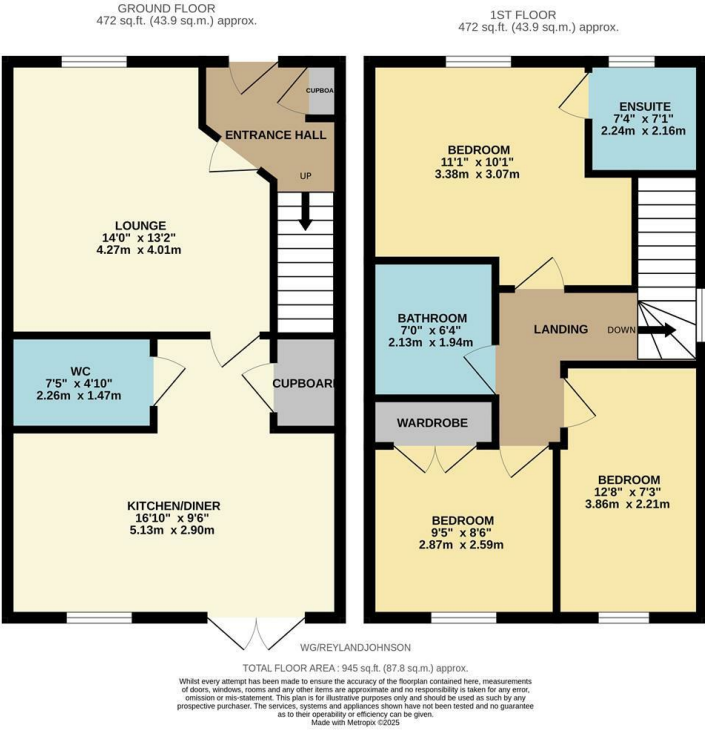


Woodward Gardens, Sawbridgeworth, CM21 0FS
£475,000



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Built only two years ago is this beautifully presented three bedroom semi detached family home with a garage and driveway and stunning views over fields and a small green.. On the ground floor there is an entrance hallway leading to a bright lounge, a 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 an en-suite to the master and a luxury family bathroom with a modern white three piece suite. Outside, the rear garden is mainly laid to lawn with patio and gravel areas, plus side access leading out to the large driveway and garage with electric car charging point. Woodward Gardens 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 year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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