



**Northfield Road, SAWBRIDGEWORTH CM21 9DR**



**welcome to**

**Northfield Road, SAWBRIDGEWORTH**

William h Brown are delighted to offer this well presented three bedroom semi detached house, benefiting from a garage, driveway parking and large garden. Potential to extend (STPP) Viewing is highly recommended.



## - Accommodation Overview –

### Hall

Laminate wood flooring.

### Lounge

20' 5" x 10' 2" ( 6.22m x 3.10m )

Double glazed window to rear aspect, window to front aspect, laminate wood flooring, radiator and feature fireplace.

### Kitchen

16' 6" max x 12' 8" ( 5.03m max x 3.86m )

Double glazed window to rear aspect, double glazed door to the rear, space for washing machine and dishwasher, aluminum sink with drainer unit and mixer tap, electric cooker, gas hob, spotlights and tiled flooring.

### Bedroom 2

11' 10" x 9' 6" ( 3.61m x 2.90m )

Double glazed window to rear aspect and radiator.

### Utility Room

#### Bedroom 1

11' 10" x 11' 6" ( 3.61m x 3.51m )

Double glazed window to front aspect, fitted wardrobes and radiator.

### Bedroom 3

11' 11" x 7' 3" ( 3.63m x 2.21m )

Double glazed window to front aspect, fitted wardrobes and radiator.

### Bathroom

Wash hand basin with vanity unit, WC, shower cubicle, heated towel rail and tiled flooring.

## - Exterior –

### Front Garden

Pathway and side access

### Parking

Garage with power and lighting, up and over door.

Parking for 2/3 cars.

### Rear Garden

Fence enclosing garden mainly laid to lawn with concrete path and two storage sheds, one of which has power and lighting..



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## Northfield Road, SAWBRIDGEWORTH

- Semi detached
- Parking and garage
- Three bedrooms
- Potential to extend (STPP)
- Large corner plot

Tenure: Freehold EPC Rating: C

offers in excess of

**£475,000**



Total floor area 92.2 m<sup>2</sup> (993 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
HLO104080 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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