

FREEHOLD



House - Townhouse (EPC Rating: C)

## SAFFRON CRESCENT SAWBRIDGEWORTH

CM21 9FE

Price Guide

**£525,000**

- 4 DOUBLE BEDROOMS
- 3 STOREY TOWNHOUSE
- OVERLOOKING THE RIVER STORT
- LOUNGE/DINER
- FULLY FITTED KITCHEN
- 2 BATHROOMS
- DRESSING AREA TO THE MASTER BEDROOM
- GARAGE WITH PARKING IN FRONT
- GAS CENTRAL HEATING
- WALKING DISTANCE TO ALL LOCAL AMENITIES



**Fordyce Furnivall**  
Residential Sales & Letting Agents



4



2



1



C

# 4 Bedroom House - Townhouse located in SAWBRIDGEWORTH

Being offered with NO ONWARD CHAIN a well presented four bedroom townhouse overlooking the River Stort in a delightful development along with 39 other houses in Sawbridgeworth close to local schools and a short walk into the village and to the mainline railway station. The spacious accommodation, which is spread over three floors, comprises entrance hall, kitchen, lounge/dining room and cloakroom whilst on the first floor there are three double bedrooms and the family bathroom. On the second floor is the master bedroom with en-suite shower room and dressing room. Outside to the front of the property is a paved driveway affording off street parking for one vehicle leading to the single garage with a mixture of mature shrubs and woodchip area with steps leading to the front door. To the rear of the property the garden is laid mainly to lawn with a paved patio area, flower borders and timber fence surround. Additional features include gas central heating and UPVC double glazing. \*PARKING ONLY AVAILBLE FOR TWO CARS\*

## SITUATION

Saffron Gardens is situated in the pretty Hertfordshire town, Sawbridgeworth just 3 miles from Harlow and 4 miles from Bishop's Stortford. The M11 and M25 junctions are only 6 and 11 miles away respectively and the railway station for London and Cambridge is only 0.75 mile away. Local amenities such as railway station, shops and schools are only a short walking distance away.

## COVERED PORCH

Part glazed solid wood front door, courtesy light.

## ENTRANCE HALL

Stairs rising to the first floor, under stairs storage cupboard, thermostat control, radiator, doors off to:

## CLOAKROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash-backs, tiled flooring, extractor fan, chrome heated towel rail.

## LOUNGE/DINER

16'1" x 13'1"  
Built-in storage cupboard, T.V. point, telephone point, double glazed windows to the rear and side aspects, 3 x Velux windows to the rear aspect, double glazed French doors leading out onto the rear garden, wall mounted lights, radiator

## KITCHEN

12'9" x 6'3"  
A fully fitted kitchen with a range of modern base and eye level units with complimentary working top surfaces over and matching upstands, inset 1 1/2 stainless steel sink with mixer tap, drainer and tiled splash-backs, integrated electric double oven with grill, integrated 4 ring gas hob with chimney style extractor fan over and metal splash-backs, integrated washing machine, integrated dishwasher, integrated fridge/freezer, tiled flooring, double glazed box bay window to the front aspect, inset ceiling lights, under cabinet lighting, radiator.

## LANDING

Staircase rising to second floor, radiator, doors off to:

## BEDROOM 2

16'11" x 8'7"  
Built-in wardrobes with sliding mirrored doors, built-in desk area with additional storage space, double glazed windows to the front and rear aspects, T.V. point, telephone point, radiator.

## BEDROOM 3

11'5" x 10'11"  
Built-in wardrobes with sliding mirrored doors, double glazed French doors opening out onto balconette, double glazed window to the front aspect, T.V. point, telephone point, radiator.

## BEDROOM 4

11'5" x 11'5"  
Built-in wardrobes with sliding mirrored doors, double glazed window to the rear aspect, T.V. point, telephone point, radiator.

## BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash-backs, shaver point, panel enclosed bath with shower attachment over and glass screen, part tiled walls, tiled flooring, inset ceiling lights, extractor fan, chrome heater towel rail.

## LANDING

## MASTER BEDROOM

13'3" x 12'11"  
Part sloped ceiling, double glazed Velux window to the rear aspect, built-in airing cupboard housing Megaflo system, T.V. point, telephone point, 2 x radiators, corridor leading through to:

## DRESSING AREA

A variety of built-in wardrobes with sliding mirrored doors to one wall, double glazed Velux window to the rear aspect, radiator, door to:

## EN SUITE SHOWER ROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash-backs, shaver point, double base shower cubicle with fully tiled walls, tiled flooring, double glazed Velux window to the rear aspect, built-in storage cupboard, extractor fan, chrome heated towel rail.

## GARDEN

Outside to the front of the property is a paved driveway affording off street parking for one vehicle with part covered car port leading to the single garage with a mixture of mature shrubs and woodchip area with paved steps leading to the front door. To the rear of the property the garden is laid mainly to lawn with a paved patio area, flower borders, outside tap, outside power point and part brick, part timber fence surround.



#### **GARAGE**

Up and over door with power and light connected, door leading onto the rear garden. (Wood laminate flooring, ideal for use as an office or gym.)

#### **SERVICE CHARGE**

£289.94 Every 6 months.

Includes upkeep of communal gardens, electricity to street lighting.

#### **LOCAL AUTHORITY**

East Herts District Council

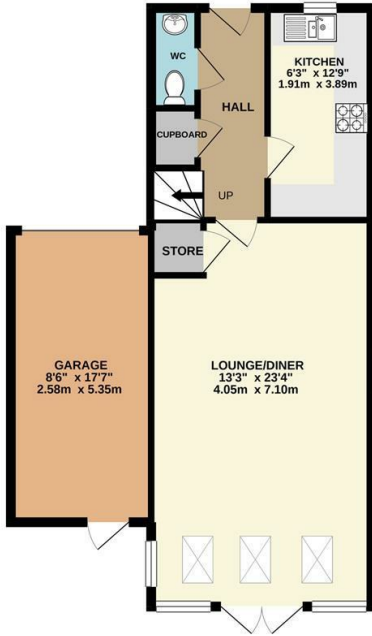
Tax Band: E

#### **AGENT'S NOTE**

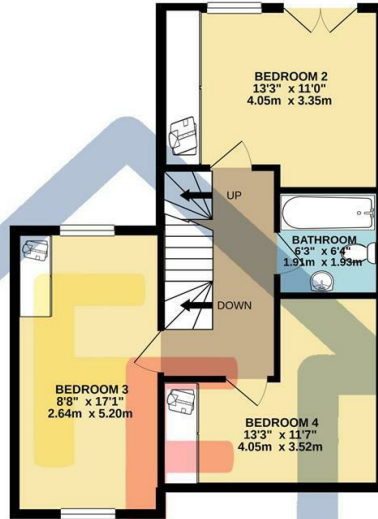
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



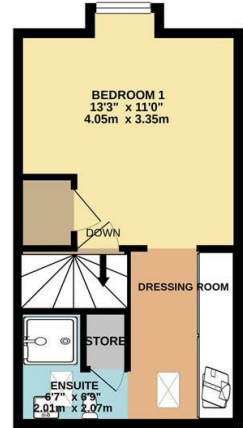
GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



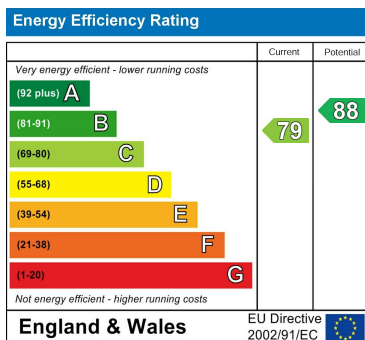
TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

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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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.