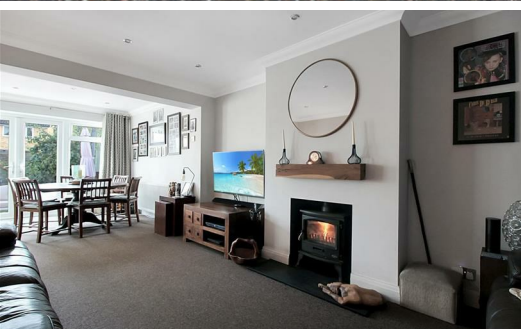




FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



1 The Four Acres, Sawbridgeworth, CM21 9LJ

Offers in excess of £550,000

Fortune and Coates are excited to offer to the market this four bedroom semi detached family home located in the sought after area of The Four Acres, Sawbridgeworth which is close to the local shops, schools, amenities and within walking distance of Sawbridgeworth Train station with links to London, Cambridge and Stansted Airport. The property has been maintained to a high standard and comprises entrance hallway, shower room/W.C, Spacious and bright living room and dining area with wood fired burner and double french doors that lead out to the rear garden, modern kitchen with range of wall and base units, some integrated appliances. The first floor benefits three well proportioned bedrooms and family bathroom and to the top floor features a master bedroom complete with en-suite shower room. Outside the rear garden is mainly laid to lawn with patio area for entertaining and boasts mature shrubs and plants. To the front of the property is a driveway for several vehicles and a covered car port as well as a separate garage. This property would be a fantastic family home that can cater for every need and viewing is highly recommended!

Living Room 10'10" x 14'6" (3.32 x 4.43)

Dining Area 18'4" x 9'0" (5.6 x 2.75)

Kitchen 8'0" x 21'10" (2.44 x 6.68)

Ground Floor Shower Room

Bedroom 10'5" x 8'8" (3.19 x 2.66)

Bedroom 8'7" x 11'7" (2.64 x 3.55)

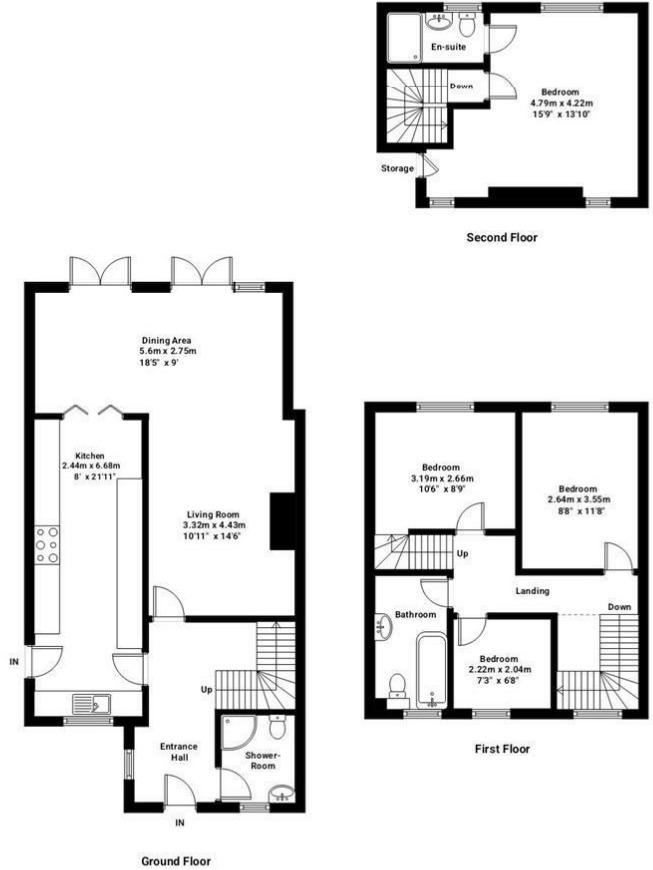
Bedroom 7'3" x 6'8" (2.22 x 2.04)

Bedroom 15'8" x 13'10" (4.79 x 4.22)

En-Suite

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

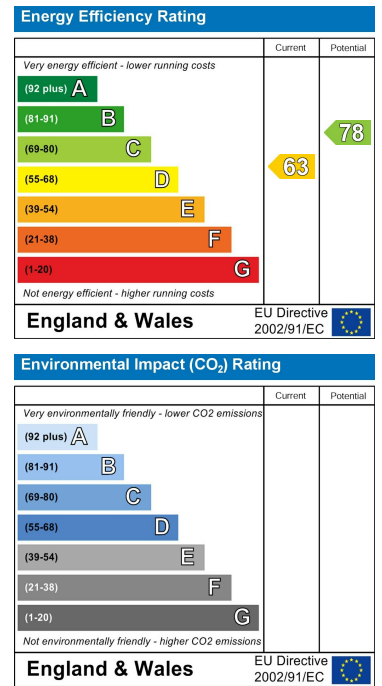


TOTAL APPROXIMATE FLOOR AREA :
1289.3 sq ft (119.78 sq mt)
FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE

Area Map



Energy Efficiency Graph



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.