



23 Pishiobury Drive, Sawbridgeworth, CM21 OAD

Guide price £1,000,000

VIEWINGS STRICTLY BY APPOINTMENT ONLY

Guide Price £1,000,000 to £1,100,000. Fortune and Coates are excited to offer to the market this rarely available four bedroom detached family home situated in the prestigious and exclusive location of Pishiobury Drive, Sawbridgeworth.

This home offers unlimited potential, has been owned by the same family for over forty years comprises of an inviting and spacious entrance hallway with cloakroom and access to the "snug" which overlooks the front garden. The impressive "L" shaped lounge/dining room features a brick built fireplace, patio doors that lead out to the rear garden. The kitchen offers a range of wall and base units, integrated oven and hob and plumbing for a dishwasher. Next to the kitchen is a very useful utility

Lounge 21'9" x 12'11" (6.63 x 3.94)

Dining Room 11'10" x 9'1" (3.63 x 2.79)

Kitchen 11'10" x 10'8" (3.63 x 3.26)

Snug 9'10" x 10'0" (3.02 x 3.06)

Utility 12'11" x 4'9" (3.94 x 1.47)

Garage 31'4" x 10'11" max (9.56 x 3.35 max)

Storage 9'8" x 8'1" (2.97 x 2.48)

Bedroom 13'7" x 13'4" (4.16 x 4.08)

En-Suite

Bedroom 9'1" x 12'11" (2.79 x 3.95)

Bedroom 11'1" x 9'6" (3.39 x 2.9)

Bedroom 7'10" x 8'10" (2.40 x 2.7)

AGENT NOTE: The information provided about this property does not constitute or form part of an

offer or contract, nor may be it be regarded as representations. All interested parties must verify

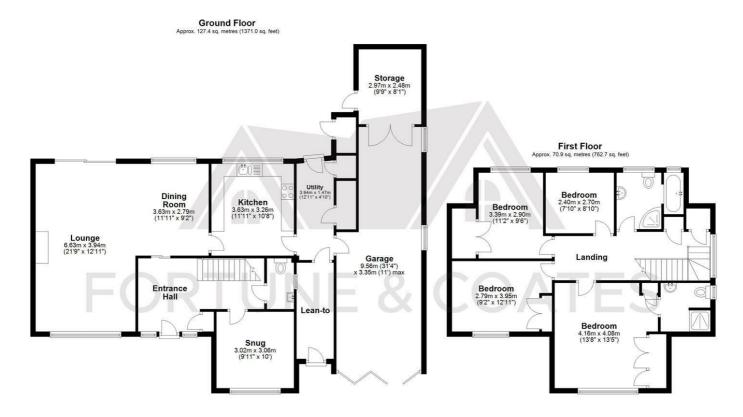
accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

property has been extended/converted, planning/building regulation consents. All dimensions are

approximate and quoted for guidance only as are floor plans which are not to scale and their

accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are

necessarily in working order or fit for the purpose.



Total area: approx. 198.2 sq. metres (2133.7 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Energy Efficiency Graph

Area Map

High Wych Rivers Hospital (92 plus) A В 82 82 Pishiobury Park Not energy efficient - higher running costs **England & Wales** EU Directive 2002/91/EC Environmental Impact (CO₂) Rating (92 plus) 🔼 Sheeting Lower A. (81-91) B (39-54) TeamSport Go Karting Harlow (21-38) Coogle EU Directive 2002/91/EC **England & Wales** Map data @2025 Google

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 firms employment has the authority to make or give any representation or warranty in respect of the property.