



**FORTUNE & COATES**

The People's Estate Agent

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**23 Pishiobury Drive, Sawbridgeworth, CM21 0AD**

**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 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.

Floor Plan

