



**FORTUNE & COATES**

The People's Estate Agent

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## 25 Roseacres, Sawbridgeworth, CM21 0BU

**£500,000**

Fortune and Coates are excited to offer to the market this fabulous chain free four double bedroom family home situated in the highly sought after location of Roseacres, Sawbridgeworth.

This home is well presented throughout and offers a possibility to extend (STPP) and comprises an inviting and bright entrance hallway with cloakroom and stairs leading to the first floor. The modern lounge hosts lots of natural light with original wooden flooring and leads through to the dining room with french doors out to the rear garden. The kitchen offers an array of shaker style base units with integrated oven and hob and other appliances with plenty of storage space and access into the convenient utility room which hosts the boiler, plumbing for washing machine and room for a tumble dryer.

Upstairs, the landing gives access to a balcony to the front where you can enjoy the fresh air. The four bedrooms are all doubles in size and there is a modern family

Lounge/Reception Room 16'7" x 12'0" (5.07 x 3.67)

Dining Room 8'8" x 8'3" (2.65 x 2.53)

Kitchen 19'9" x 8'5" (6.04 x 2.57)

Utility Room 8'0" x 7'6" (2.46 x 2.30)

Bedroom 13'4" x 10'11" (4.08 x 3.35)

Bedroom 16'9" x 11'2" (5.13 x 3.42)

Bedroom 12'2" x 9'8" (3.72 x 2.97)

Bedroom 14'3" x 9'8" (4.36 x 2.95)

Former Garage 9'4" x 8'0" (2.85 x 2.46)

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.

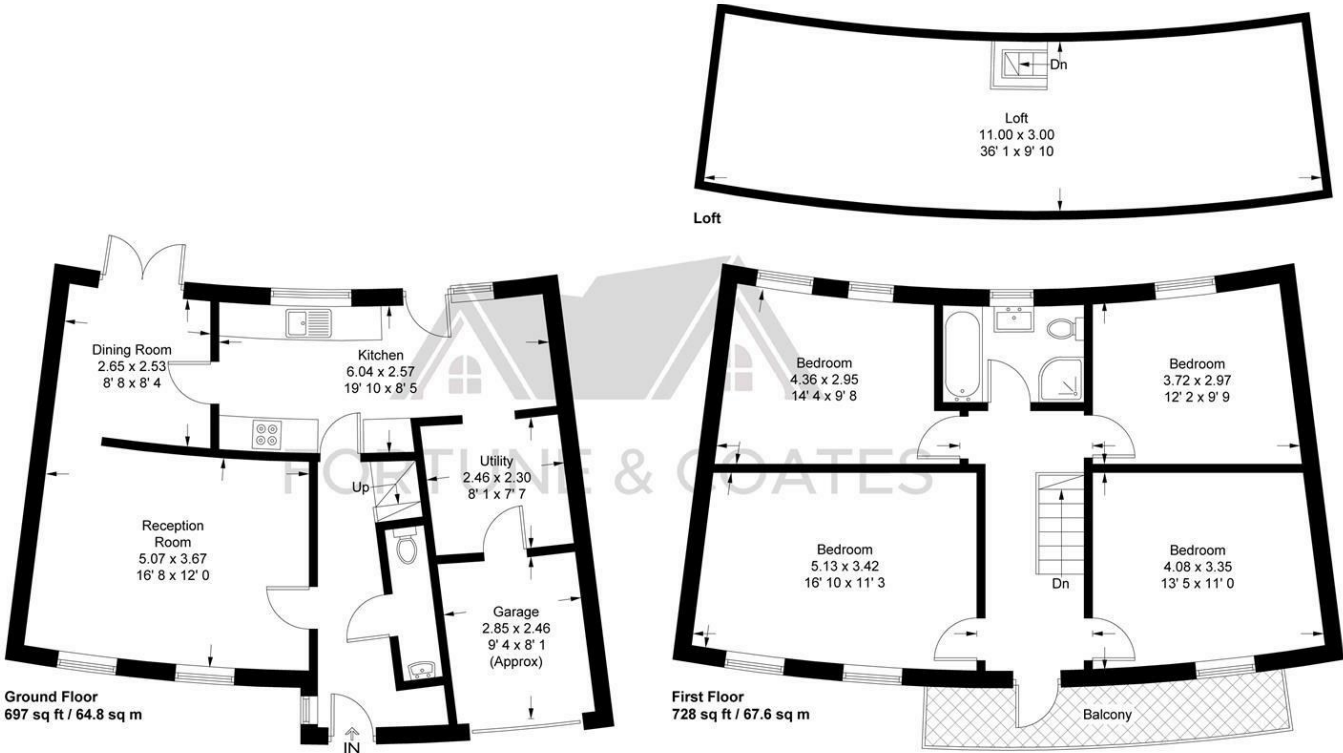
Loft 36'1" x 9'10" (11.0 x 3.0)



Floor Plan

Rose Acres

Approximate Gross Internal Area = 1425 sq ft / 132.4 sq m  
(Including Garage / Excluding Loft)

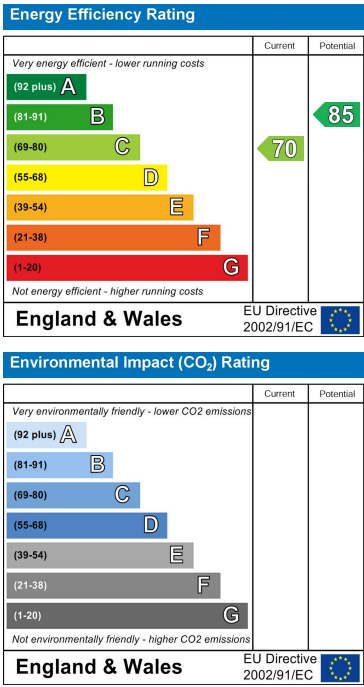


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Area Map



Energy Efficiency Graph



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