



FORTUNE & COATES

The People's Estate Agent

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5 Kelly Gardens, Sawbridgeworth, CM21 0FA

Offers in excess of £510,000

Fortune and Coates are delighted to offer to the market this stunning three/four bedroom semi detached town house situated in Kelly Gardens which is located in the new development of Sawbridge Park in Sawbridgeworth.

This home was completed in 2022 and is immaculate throughout and comprises an inviting entrance hallway with stairs that lead to the first floor and cloakroom/W.C. The modern and stylish kitchen offers a range of wall and base units, some integrated appliances including oven and hob and plumbing for a washing machine. The spacious and naturally light lounge/diner features french doors that lead out to the rear garden.

To the first floor is two generously sized rooms one of which is being utilised as a second reception room and a shower room. The top floor features two well proportioned bedrooms and a modern family bathroom with "Jack and Jill" door into the primary bedroom. Outside, the rear garden is low maintenance with lawn and

Reception Room 15'8" x 13'7" (4.8 x 4.15)

Kitchen 10'0" x 8'0" (3.07 x 2.45)

Bedroom/Lounge 13'7" x 11'3" (4.15 x 3.45)

Bedroom 13'7" x 9'11" (4.15 x 3.04)

Bedroom 13'7" x 11'4" (4.15 x 3.47)

Primary Bedroom 13'7" x 11'9" (4.15 x 3.6)

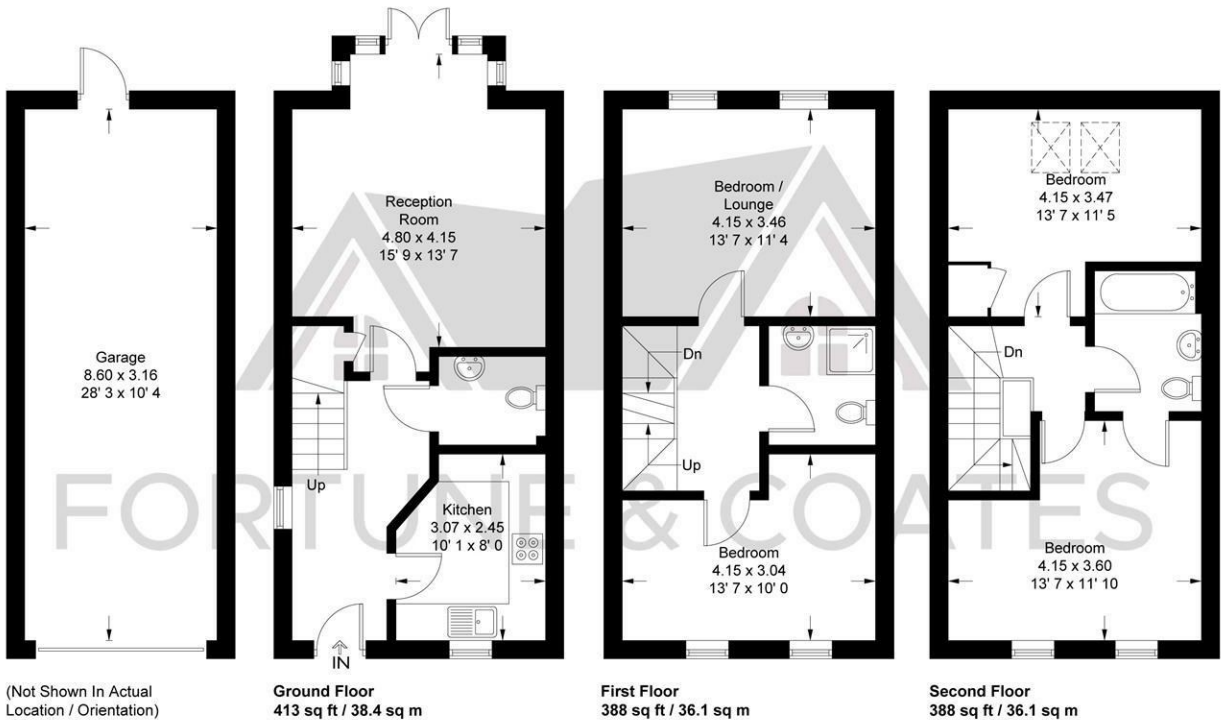
Garage 28'2" x 10'4" (8.60 x 3.16)

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Floor Plan

Kelly Gardens

Approximate Gross Internal Area = 1189 sq ft / 110.6 sq m
Garage = 296 sq ft / 27.5 sq m
Total = 1485 sq ft / 138.1 sq m

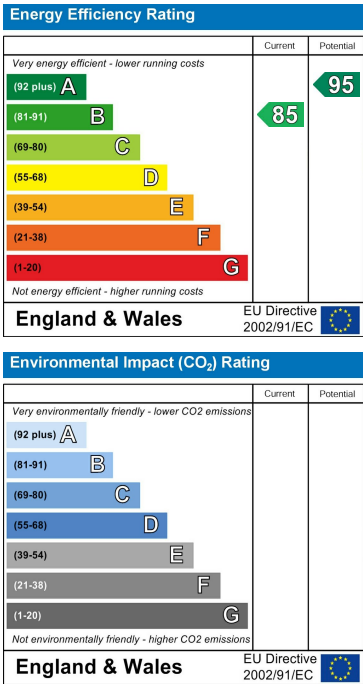


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. 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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