



FORTUNE & COATES

The People's Estate Agent



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5 Cedar Close, Sawbridgeworth, CM21 9NT

Asking price £530,000

Fortune and Coates are delighted to welcome to the market this rarely available three bedroom detached family home situated in the highly sought after location of Cedar Close, Sawbridgeworth, Hertfordshire.

This home has a lot to offer and would be perfect for "putting your own mark on it" and comprises an inviting entrance porch-way that leads through to the spacious and bright lounge/diner with fireplace, bay window, plenty of natural light and door to the rear garden. Off of the lounge is the extended kitchen which hosts a range of wall and base units, integrated oven and hob, plumbing for washing machine and plenty of cupboard space and the hallway with stairs to the first floor houses a downstairs cloakroom/W.C. Upstairs features three generous double bedrooms and a family bathroom with in bath shower. Outside, the sizeable south facing rear garden is mainly laid to lawn and has a variety of shrubs plants and trees and a patio area for entertaining. To the front is an integrated garage and driveway for one

Lounge/Dining Room

Kitchen

Bedroom

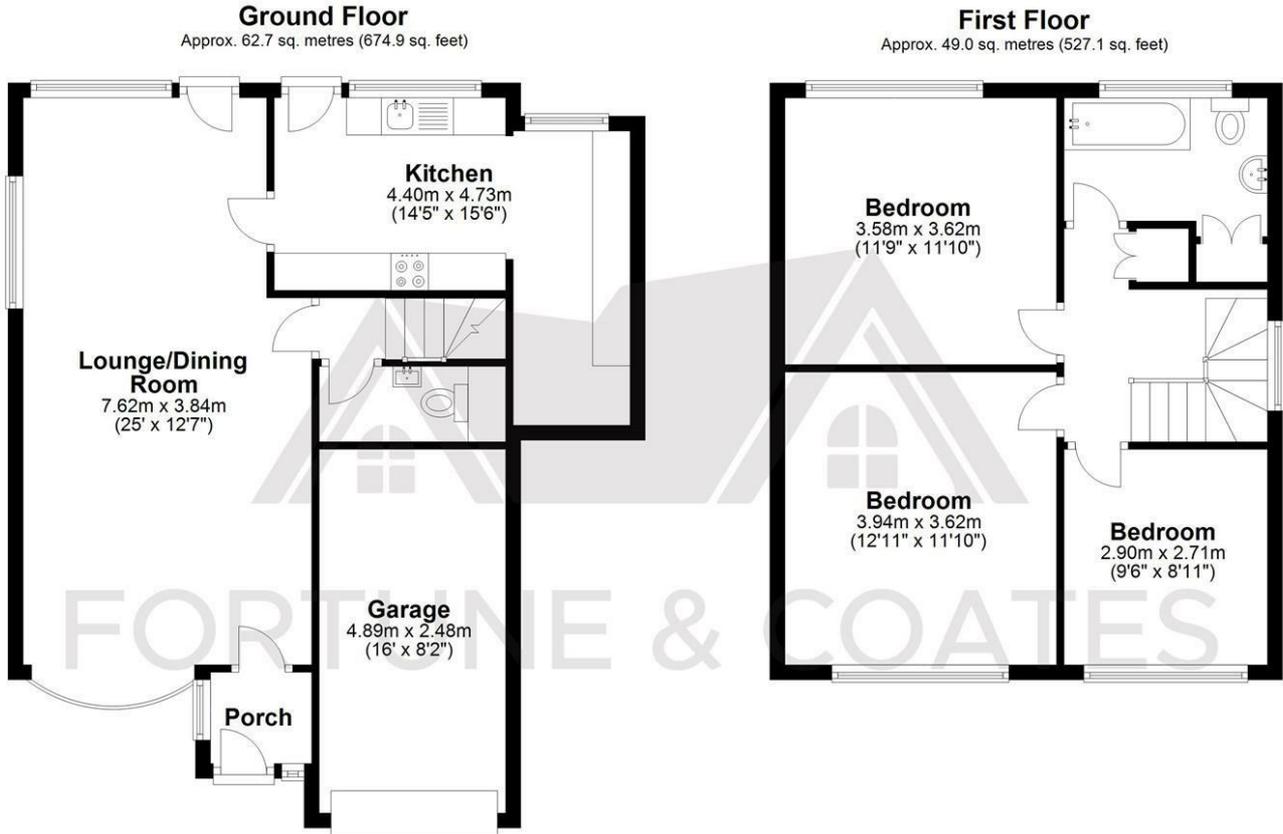
Bedroom

Bedroom

Garage

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



Total area: approx. 111.7 sq. metres (1202.0 sq. feet)

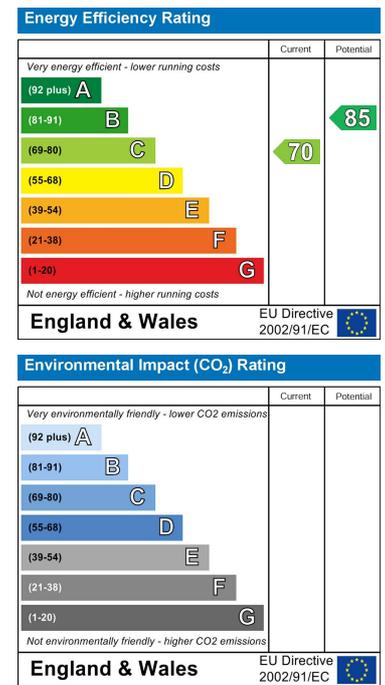
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Property marketing provided by www.fotomarketing.co.uk

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.