

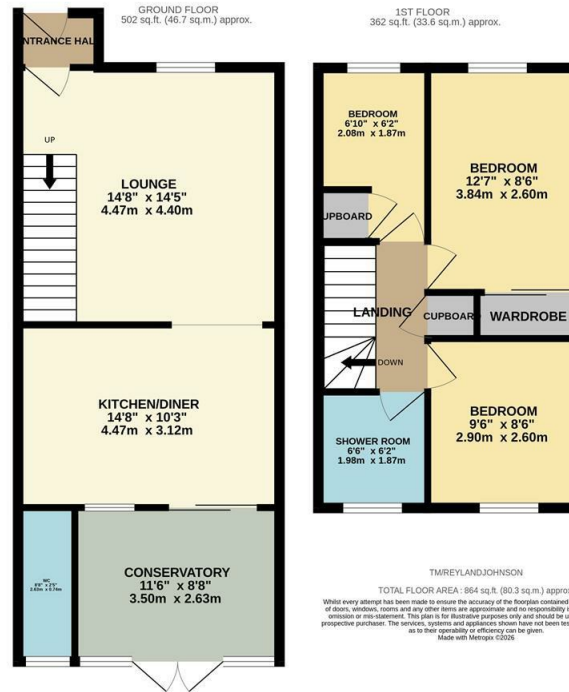


The Meadows, Sawbridgeworth, CM21 9PY  
Guide Price £415,000

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# The Meadows, Sawbridgeworth, CM21 9PY

GUIDE PRICE: £415,000 - £425,000. Located in a quiet cul-de-sac, just a stones throw from Sawbridgeworth Train Station is this immaculately presented, three bedroom terraced family home with off street parking. As you enter there is a porch leading to a large lounge, an open plan kitchen/diner with a range of fitted wall and base units, a conservatory and a cloakroom/WC, white upstairs there are three bedrooms, with fitted wardrobes to the master, plus a stunning shower room. Outside, the rear garden is mainly laid to lawn, with a patio area, shed and rear access. The Meadows is located just off Sheering Lower Road, with local schools, shops, open fields and the River Stort within walking distance, plus the M11 is close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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