



CUTFORTH ROAD, SAWBRIDGEWORTH PRICE - £1,350 PCM

- 2 DOUBLE BEDROOM TOP FLOOR FLAT TO LET
- AVAILABLE IMMEDIATELY
- DEPOSIT OF £1,557
- LARGE OPEN PLAN LIVING, KITCHEN & DINING ROOM
- TELEPHONE ENTRY SYSTEM
- EN-SUITE TO THE PRINCIPAL BEDROOM
- THREE PIECE JACK & JILL BATHROOM TO BEDROOM 2
- ALLOCATED PARKING SPACE TO REAR
- SHORT WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLING AND MAINLINE TRAIN STATION

We are pleased to offer this well-presented top floor 2 bedroom flat to let which boasts an entrance hall with telephone entry system, large open plan living, kitchen & dining room, 2 double bedrooms with an en-suite to the principal bedroom and a Jack & Jill bathroom to bedroom 2. Externally, this property enjoys one allocated parking space, communal green and is ideally within close proximity to local amenities, schooling and the mainline train station.





With door opening into:

Entrance Hall

With inset ceiling downlighting, smoke alarm, telephone entry system, airing cupboard housing pressurised hot water cylinder and fuseboard, power points, wood effect flooring, doors to rooms.

Open Plan Kitchen, Living & Dining - 21'9" x 10'8"

With kitchen area comprising cupboards and drawers with complimentary wooden worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring Beko induction hob with stainless steel extractor fan above and integrated oven beneath, fridge, freezer, window to both front and rear aspects, inset ceiling downlighting, smoke alarm, wall mounted electric radiator, array of TV and power points, wood effect flooring.

Bedroom 1 - 21'2" max x 13'5" max

With two windows to the rear and side aspect, inset ceiling downlighting, wall mounted electric radiator, array of Tv and power points, fitted carpet and door to:

En-suite

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, full-tiled surround with glazed screen, close coupled WC, vanity mounted wash hand basin with mixer tap, storage beneath and mirror above, electric shaving point, inset ceiling downlighting, extractor fan, large eaves storage cupboard, electric radiator.

Bedroom 2 - 12'2" x 12'1"

With window to front, inset ceiling downlighting, wall mounted electric radiator, TV and power points, fitted carpet and door to:

Jack & Jill Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, full-tiled surround with glazed screen, close coupled WC, vanity mounted wash hand basin with mixer tap, storage beneath and mirror above, electric shaving point, inset ceiling downlighting, extractor fan, electric radiator.

OUTSIDE

Externals

Externally, this property enjoys one allocated parking space to the rear, communal green and is ideally within close proximity to local amenities, schooling and the mainline train station.



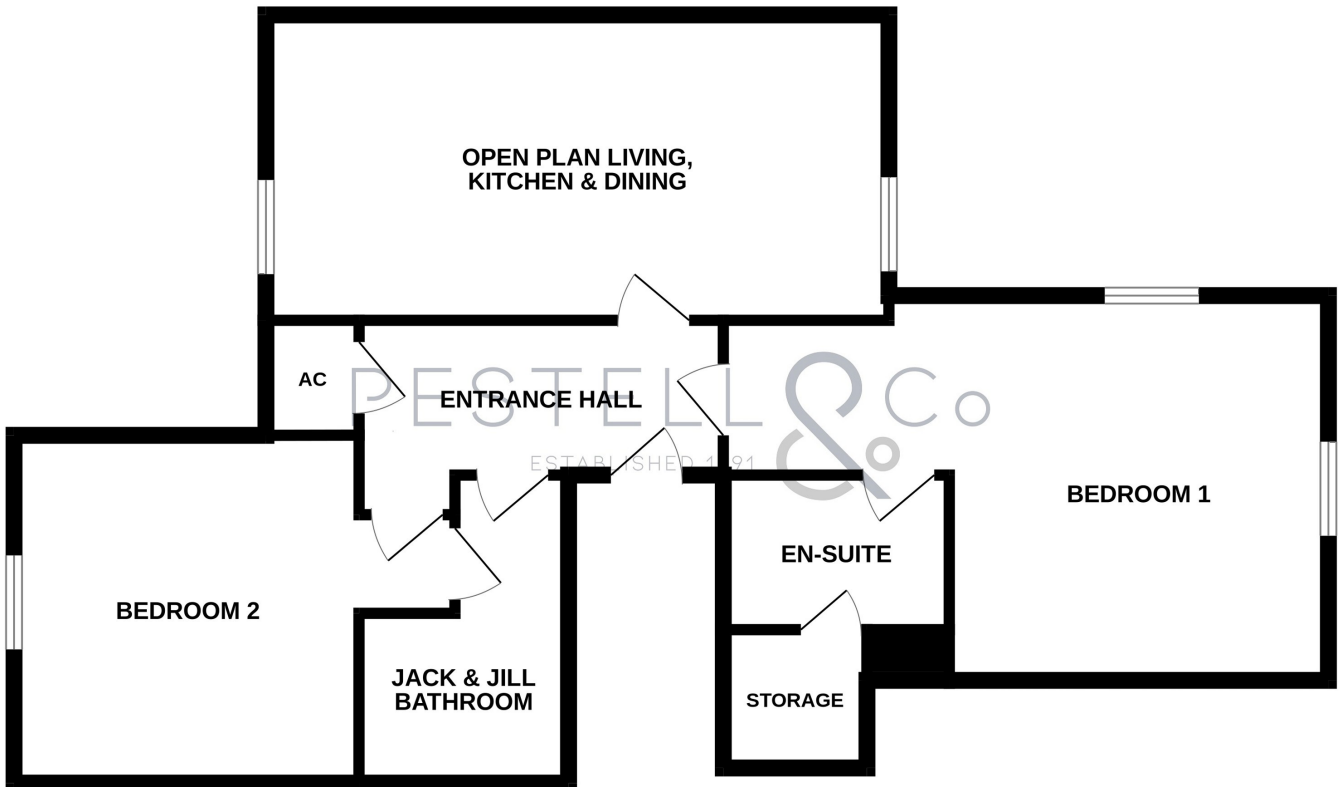
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

830 sq.ft. (77.1 sq.m.) approx.



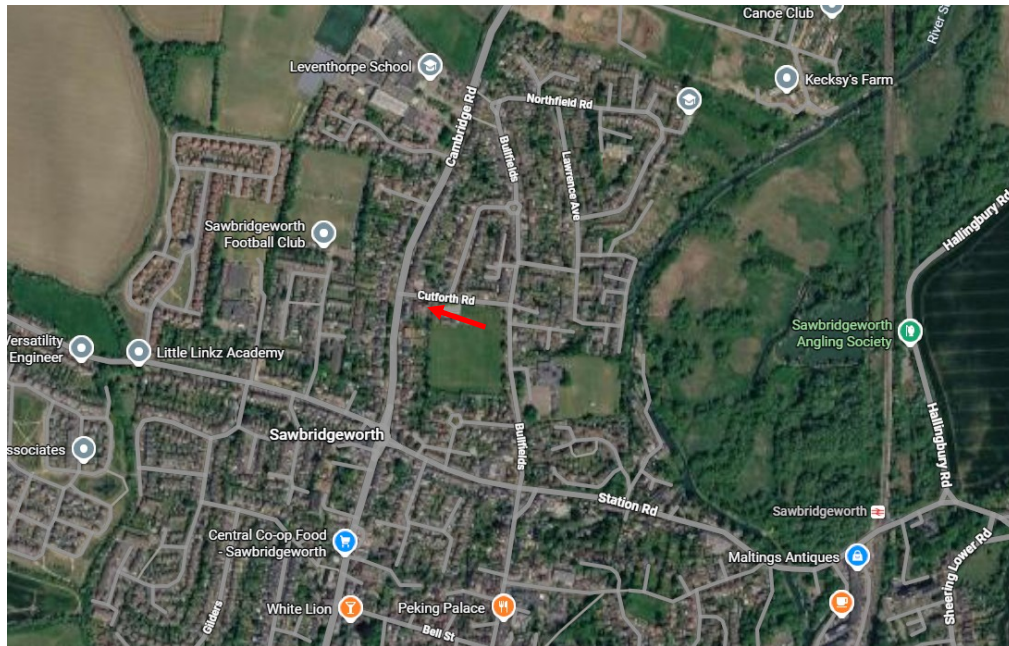
TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Cutforth Road is situated within close proximity to Sawbridgeworth's Town Centre, which offers an excellent selection of shops for your day to day needs, restaurants, public houses, JMI and Senior schooling and a mainline railway station serving London Liverpool Street and Cambridge. Harlow new town and Bishop's Stortford are both approximately 4 miles equal distance and both enjoy multiple shopping Centre's, schools, recreational facilities and mainline railway stations and of course M11 leading to M25 access points

DIRECTIONS



FULL PROPERTY ADDRESS

Flat 7, 2 Cutforth Road, Sawbridgeworth, CM21
9FF

COUNCIL TAX BAND

Band C

SERVICES

Electric heating, mains water and drainage

LOCAL AUTHORITY

East Herts Council, Wallfields, Pegs Lane, Hertford,
SG13 8EQ

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 12/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



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Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?