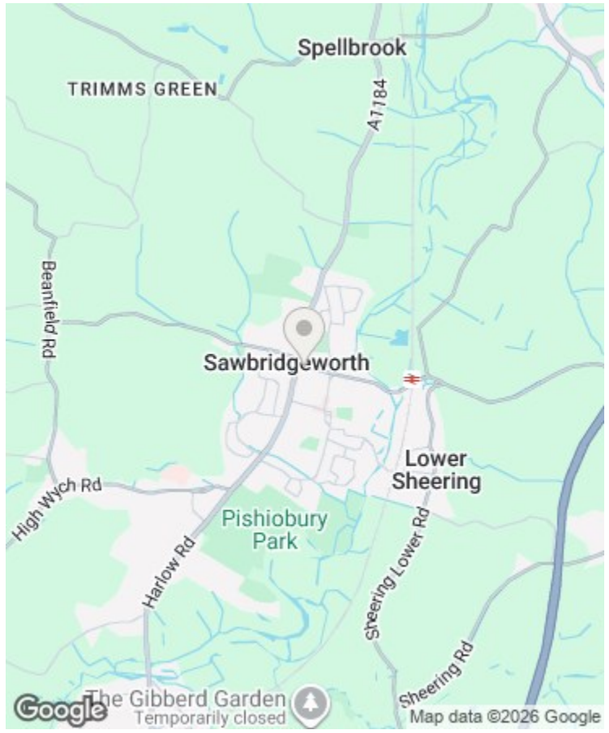
william rose



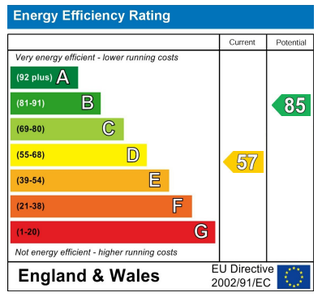
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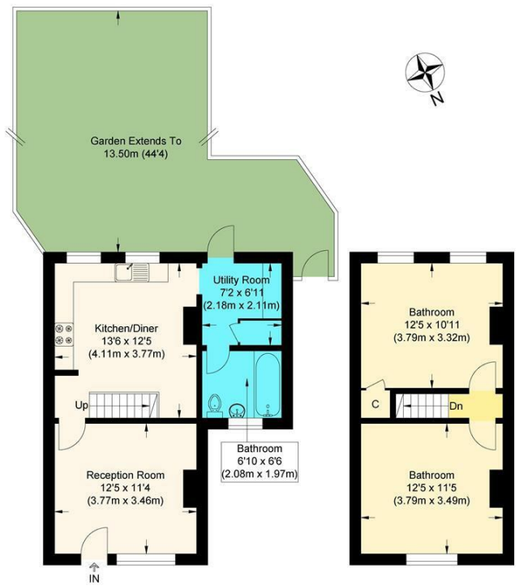
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D





william rose

Station Road

Approximate Gross Internal Floor Area : 67.50 sq m / 726.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.









8 Station Road, Sawbridgeworth, CM21 9AZ

Guide Price £340,000

- 2 double Victorian cottage
- Good size garden
- Ground floor bathroom
- Side access
- Off street parking
- Good condition
- Close to station
- Full of features
- Close to amenities
- Utility room

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

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8 Station Road, Sawbridgeworth CM21 9AZ

Situated in the heart of Sawbridgeworth, this charming two double-bedroom Victorian cottage is presented in excellent condition throughout. Combining period character with bright, well-proportioned accommodation, the property also benefits from a generous rear garden, separate utility room and off-street parking.

2 | 1 | 2 | D | Council Tax Band: C







The ground floor opens into a welcoming reception room featuring a character fireplace, providing a comfortable space to relax. To the rear is a spacious kitchen/diner, offering plenty of room for both cooking and dining and retaining further period charm with exposed ceiling beams and a feature fireplace.

Beyond the kitchen is a particularly useful separate utility room, providing additional storage and direct access to the garden. A ground-floor bathroom completes the accommodation on this level.
Upstairs, the property offers two generous double bedrooms, providing excellent space for couples, young families or those requiring a home office.
The property also benefits from double glazed sash windows.
One of the property's real highlights is the good-sized rear garden, extending to approximately 44'4". There is ample space for outdoor entertaining and relaxing, with a garden shed providing useful additional storage. The property also benefits from side access.
A further advantage, particularly for such a centrally positioned period cottage, is the private driveway providing off-street parking.

Station Road is ideally positioned to enjoy everything Sawbridgeworth has to offer. The town provides an excellent selection of independent shops, cafés, restaurants, schools and everyday amenities, while Sawbridgeworth mainline station provides convenient services towards London Liverpool Street, Cambridge and Stansted Airport.
With its combination of period character, recently improved accommodation, two double bedrooms, a generous garden and private parking, this is an excellent opportunity for first-time buyers, downsizers or commuters looking for a character home in a convenient central location.

Disclaimer

FREEHOLD
EPC Rating band D
Council Tax – East Hertfordshire band C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe 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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.