

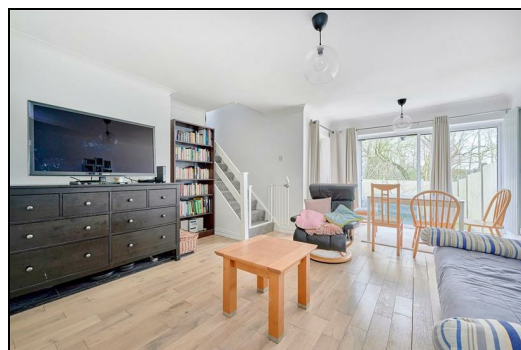
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**LEDNOR**  
& COMPANY

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*Established 1986*

*Independent Estate Agents and Valuers*



**9, Hedgerows, Sawbridgeworth, Herts, CM21 9BQ**

**Guide price £445,000**

A rare opportunity to acquire a well-presented three double bedroom family home set within the sought-after Forebury residential area. Tucked away in a quiet cul-de-sac location yet positioned in the very heart of the town, the property offers an exceptional balance of peace, convenience and accessibility. The train station and the Outstanding-rated Fawbert & Barnard Infants' School are both within a five-minute walk, making this an ideal home for commuters and families alike.

The house further benefits from a private driveway and single garage with power and light, gas-fired central heating powered by a combi boiler, replacement double-glazed windows installed by the current owners and a fully boarded loft with fitted ladder offering useful additional storage. To the rear is a private garden backing directly onto a conservation area, enjoying a leafy outlook with established trees and a high degree of privacy.

The Council Tax Band is D / The EPC Rating is C

### **Entrance Hall**

Doors to all rooms;

### **Ground Floor Cloakroom**

Refitted by the current owners with basin and WC.

### **Fitted Kitchen**

9'7" x 6'11" (2.94m x 2.13m)

Fitted with a range of wall and base units, integrated electric oven with hob and extractor over and dishwasher. There is space for a washing machine and fridge/freezer.

### **Large Sitting/Dining Room**

16'7" max x 15'3" max (5.06m max x 4.65m max)

Large and bright reception room with a fireplace and door to the rear garden, stairs to the first floor.



### **First Floor Landing**

Doors to all rooms, access to the loft and cupboard housing gas fired combi boiler.

### **Bedroom 1**

12'3" (to wardrobes) x 9'8" (3.74m (to wardrobes) x 2.96m)

Large double bedroom with built in wardrobes.



**Bedroom 2**

9'8" x 9'8" (2.96m x 2.95m)

Double bedroom with built in wardrobe cupboards.



**Bedroom 3**

10'5" max x 10'0" max (3.20m max x 3.06m max)

Double bedroom.



**Refitted Bathroom**

With bath, shower enclosure and vanity unit with basin.



**Front**

Private front garden and driveway parking for one car leading to;

**Single Garage**

20'3" x 7'10" (6.18m x 2.39m)

Up and over door to the front and single door to the rear leading to the garden. Power and light connected.



## Rear Garden

Landscaped rear garden with patio, lawn and shed.



## LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

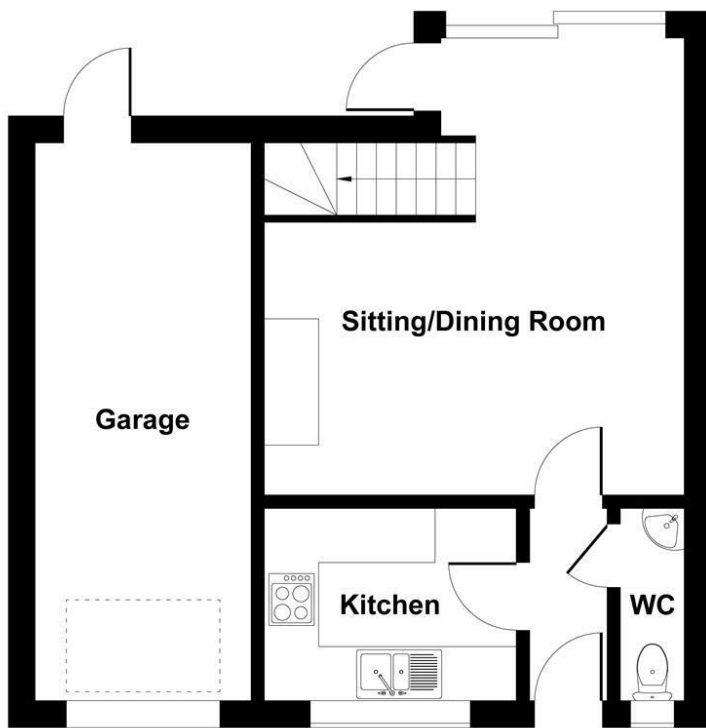
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## Disclaimer

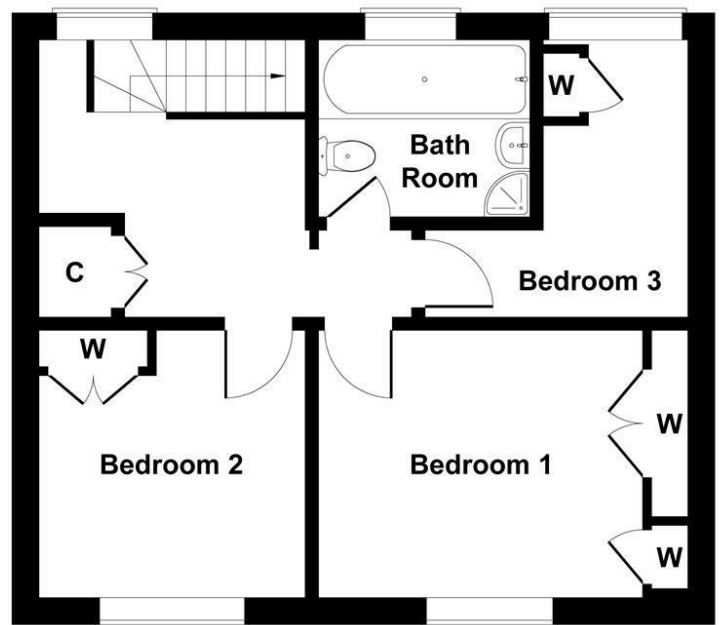
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

## 9 Hedgerows

Approximate Gross Internal Area  
990 sq ft - 92 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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