



House - Link Detached (EPC Rating: C)

SAFFRON CRESCENT SAWBRIDGEWORTH

CM21 9FE
Per Month

£2,400 Per Month

- LINKED DETACHED
- MASTER BEDROOM WITH DRESSING AREA & ENSUITE
- FURTHER 3 DOUBLE BEDROOMS
- STUDY/BEDROOM 5
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- GARAGE + COVERED PARKING
- PRETTY REAR GARDEN
- OVERLOOKING THE RIVER STORT



Fordyce Furnivall
Residential Sales & Letting Agents



5



2



1



C

5 Bedroom House - Link Detached located in SAWBRIDGEWORTH

Available from mid August and being offered either furnished or part furnished a well presented 4/5 bedroom link detached townhouse overlooking the River Stort in a delightful small development in Sawbridgeworth within easy walking distance of the mainline railway station and local primary and secondary schools. The spacious accommodation which is spread over 3 floors comprises entrance hall, kitchen breakfast room, lounge/diner and cloakroom. On the first floor 3 double bedrooms and family bathroom, bedroom 5/study/nursery and on the top floor the master bedroom suite with an en-suite shower room and dressing area. Outside there is a garage with a driveway for off street parking and to the rear a secluded pretty rear garden laid to lawn with flower borders and timber fence surround. Additional features include gas central heating, UPVC windows and doors. ****PARKING AVAILABLE FOR ONLY 2 CARS****

PORCH

Covered porch, UPVC front door leading to:

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, radiator, doors off to:

CLOAKROOM

Low flush WC, wall mounted corner wash hand basin, extractor fan.

KITCHEN/BREAKFAST ROOM

3.90m x 2.50m (12' 10" x 8' 2") Wall and base units with working top surfaces over, integrated washing machine/drier, dishwasher, fridge/freezer, built in oven with hob and extractor, UPVC bay window to the front, tiled flooring.

LOUNGE/DINER

7.75m x 4.60m (25' 5" x 15' 1") TV & Telephone points, radiators, storage cupboard, patio doors to the rear garden, windows to the rear aspect, Velux windows

FIRST FLOOR

LANDING

Built in airing cupboard with Megaflo unvented water cylinder, stairs to second floor, radiator, doors off to:

BEDROOM 2

5.25m x 2.65m (17' 3" x 8' 8") UPVC windows to the front and rear aspects, fitted wardrobe, radiator.

BEDROOM 3

4.50m x 2.55m (14' 9" x 8' 4") UPVC window to the front, radiator, built in wardrobe with sliding mirrored doors.

BEDROOM 4

3.70m x 2.55m (12' 2" x 8' 4") UPVC window to the rear, radiator, built in wardrobe with sliding mirrored doors.

STUDY/BEDROOM 5

1.85m x 1.70m (6' 1" x 5' 7") UPVC window to the front, radiator, telephone point.

BATHROOM

Bath with shower, low flush WC, pedestal wash hand basin, UPVC window to the rear, heated towel rail.

SECOND FLOOR

MASTER BEDROOM

4.55m x 4.45m (14' 11" x 14' 7") UPVC window to the front & side aspects, radiator, walk-in wardrobe, built in fitted wardrobes

DRESSING AREA

2.58m x 2.00m (8' 6" x 6' 7") Double built in wardrobes with mirrored doors, Velux window.

ENSUITE SHOWER ROOM

Walk in shower, low flush WC pedestal wash hand basin, Velux window to the rear, radiator.

OUTSIDE

GARDENS

Front garden laid with stones, pretty 35' rear garden laid to lawn with patio area, shrub & flower borders and timber fence surround.

GARAGE

Covered hardstanding parking in front, up and over door, power and light connected, personal door to rear garden. ****Parking for 2 cars only****

LOCAL AUTHORITY



Eat Herts District Council
Tax Band: E
£2,874.42





THE WOODCOTE SPECIAL

4 bedroom house

- Kitchen/breakfast room with bay window feature
- Living room opening into conservatory
- First floor study
- Master bedroom suite with en-suite and dressing room

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE: These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Viewers should not be concerned for carpet sizes, appliance spaces or items of furniture. Purchaser furniture may be of a different size to that indicated.

Ground Floor

Living/Dining	4550 x 5020mm	[14'11" x 16'6"]
Kitchen/Bkfst	2460 x 3957mm	[8'1" x 12'8"]
Conservatory	4550 x 2525mm	[14'11" x 8'3"]
WC	841 x 1750mm	[2'9" x 5'9"]

First Floor

Bedroom 2	2550 x 4450mm	[8'4" x 14'7"]
Bedroom 3	2550 x 3685mm	[8'4" x 12'1"]
Bedroom 4	2665 x 5250mm	[8'9" x 17'3"]
Study	1985 x 2367mm	[6'2" x 7'9"]
Bathroom	1885 x 1690mm	[6'2" x 5'7"]

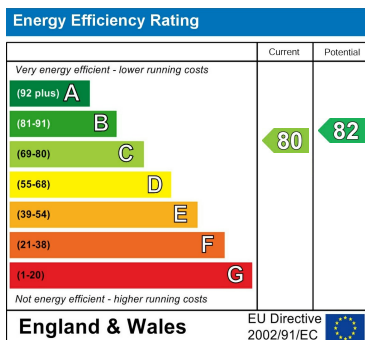
Second Floor

Bedroom 1	4550 x 4419mm	[14'11" x 14'6"]
Dress Area	2538 x 1990mm	[8'4" x 6'6"]
En-suite	1897 x 1990mm	[6'3" x 6'6"]

Council Tax Band

E

Energy Performance Graph



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