



PM ESTATES

Property Sales & Lettings



Crofters End

Sawbridgeworth, Hertfordshire CM21 0DF

Offers Over **£400,000**

www.pm-estates.co.uk

Crofters End

Sawbridgeworth, Hertfordshire CM21 0DF

Overview

- Mid Terraced House
- Modern Interior Design
- Three Bedrooms
- Family Sized Bathroom
- Additional Downstairs WC
- Fitted Kitchen with Appliances
- Popular Residential Area
- Private Rear Garden
- On Street Parking Available
- Energy Rating: C
- Council Tax Band: C



Description

PM Estates are delighted to introduce this well presented three-bedroom mid-terraced property to sales market, situated within the popular residential area of Crofters End, within Sawbridgeworth.

On the ground floor of this property, upon entering the property through the entrance hallway, you walk into an open plan living and dining area, complete with modern gloss styled wall and base units, with the addition of an island in keeping with the same styling. The kitchen area is complete with appliances such as an integrated washing machine, tumble dryer, oven, hob, extractor fan and dishwasher, with an additional freestanding fridge freezer, which are all included with the property.

In addition, the dining room and kitchen are adjacent to the living area, which has the addition of double doors leading into the lounge area. The ground floor also houses an additional bedroom / office space, as well as WC and built in cupboard.

Upstairs you will be greeted by three bedrooms, two of which are double in size, and complete built-in floor to ceiling mirror fronted wardrobes, along with an additional single sized third bedroom.

This modern home also boasts the added benefit of a private rear garden, ideal for those long summer nights with company, complete with an additional purpose-built pizza oven, as well as side access at the end of the garden.

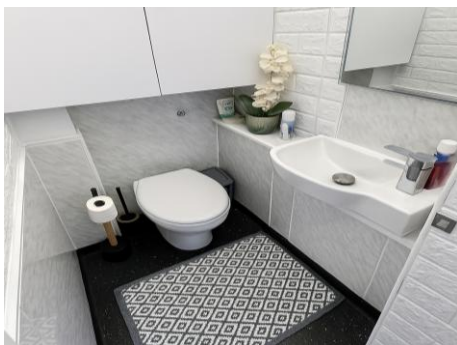
The location of this property is within walking distance to main high street within Sawbridgeworth, with access to local amenities such as the Old Bell Pub, a Villa Italia Restaurant and local convenience stores and coffee shops.

This popular development is short five-minute walk along the canalside, to Sawbridgeworth Rail Station, making it an ideal choice for both city and airport workers with direct services into Bishops Stortford, Cambridge City Centre, Stansted Airport and London Liverpool Street. Contact us today to avoid disappointment!

Call us today on 01279 654646 to register your interest and book your viewing appointment!



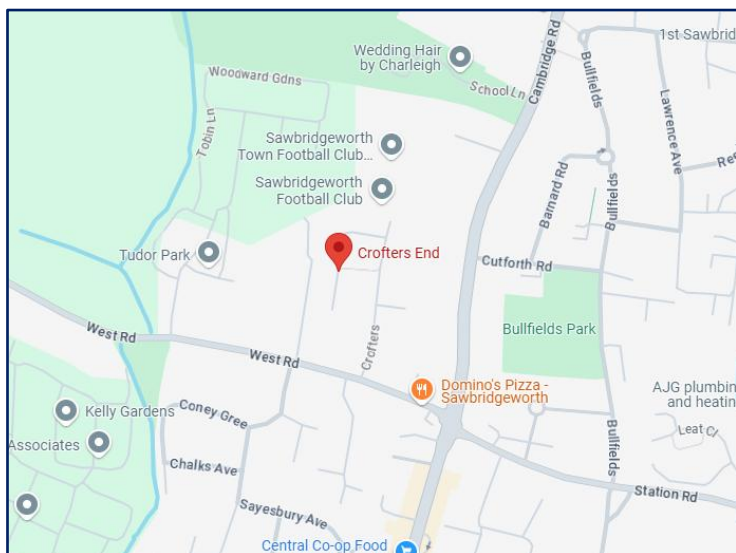
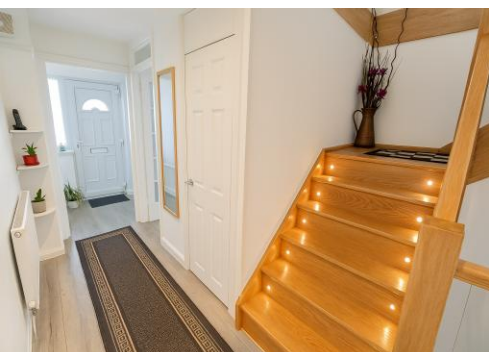
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Sawbridgeworth is within proximity to Bishops Stortford which is equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into the M25 at junction 27 thereby giving easy access to all parts of the country.

This property is located only 0.6 miles from the mainline rail station within Sawbridgeworth, along with bus routes covering the surrounding area within Sawbridgeworth, covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

The property is close to local schools, including the Mandeville Primary School which is located 0.1 miles away, the Reedings Junior School which is 0.2 miles away, and the Fawbert and Barnard School 0.4 miles away, as well as the Leventhorpe High School, located 0.3 from the property.



Directions from our office:

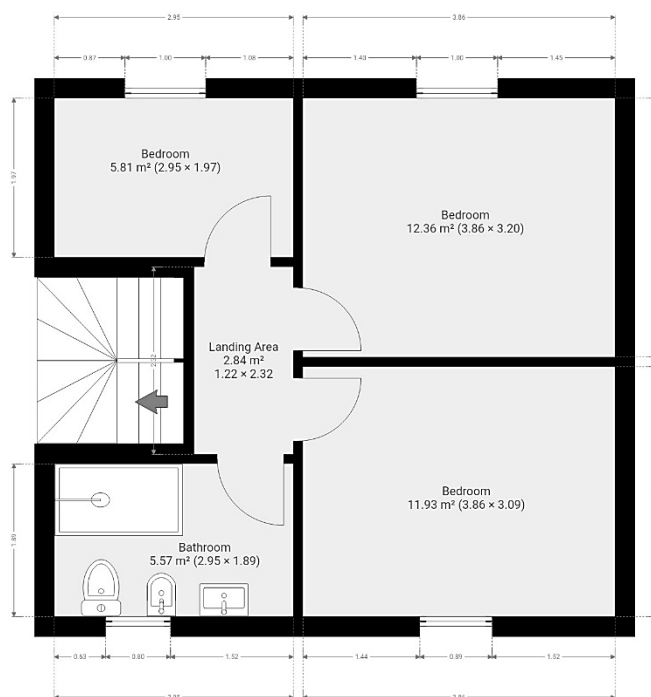
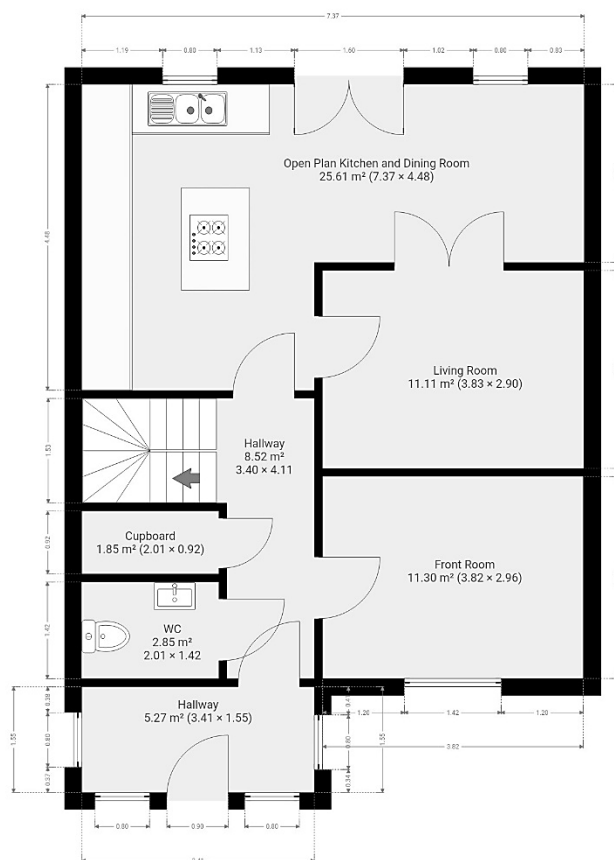
PM Estates
7 Riverside Walk, South Street,
Bishop's Stortford, CM23 3AG

Follow A1059 to The Causeway/A1250
(0.2 mi)

Take B1383 and A1184 to Crofters in
Sawbridgeworth
(4.2 mi)

Continue on Crofters. Drive to Crofters End
(0.2 mi)
Crofters End
Sawbridgeworth CM21 0DF

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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www.pm-estates.co.uk

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

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