



40 The Orchards, Sawbridgeworth,  
Hertfordshire, CM21 9BB

Offers in Excess of: £600,000  
Freehold

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An extended, spacious and well-presented semi-detached family home situated within the heart of Sawbridgeworth which offers a range of shops, restaurants, public houses, leisure amenities and a mainline railway station serving London Liverpool Street. The accommodation is versatile throughout and features an entrance hall, ground floor cloakroom, family lounge, sitting room, dining room, superbly fitted kitchen/breakfast room and a family room. To the first floor there are four double bedrooms, ensuite shower room and a family bathroom.

Externally the front garden is block paved providing off street parking for several vehicles with side gated access leading to the rear. The rear garden is unoverlooked with a patio area with the remainder laid to lawn with an abundance of trees and hedges.

EPC Band C. Council Tax Band E.



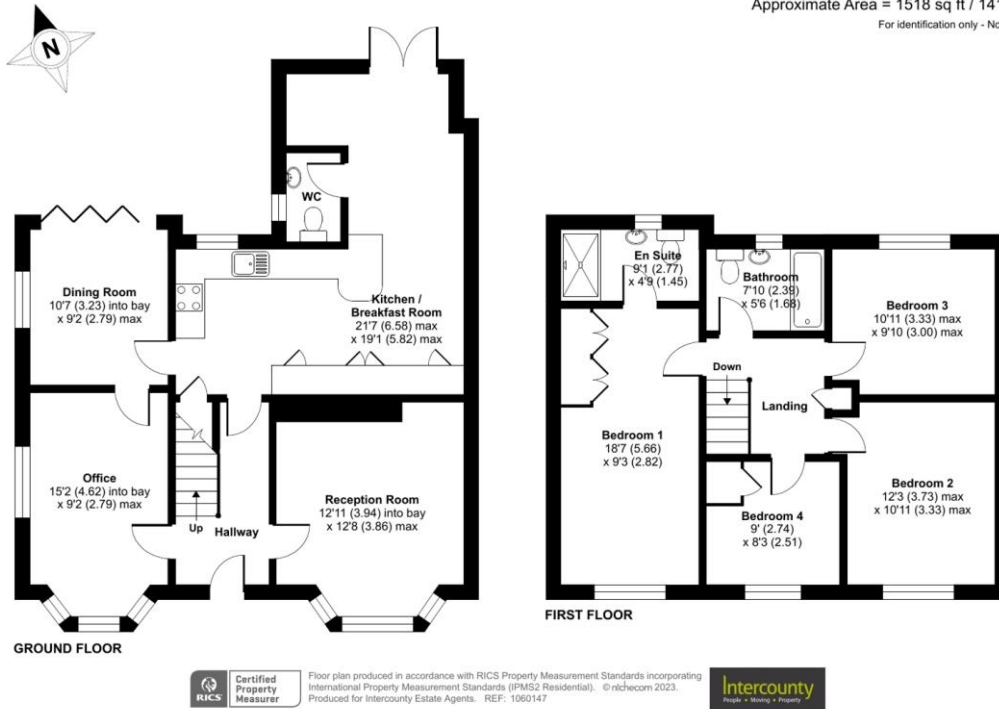
Four Bedroom House  
Ground Floor WC  
Kitchen/Breakfast Room  
Office  
Bathroom & Ensuite  
EPC Band C  
Council Tax Band E

#### ADDITIONAL INFORMATION

Situated on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic village of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well regarded schooling, a leisure centre, many sports clubs, societies and groups and the village enjoys a community atmosphere.

## The Orchards, Sawbridgeworth, CM21

Approximate Area = 1518 sq ft / 141 sq m  
For identification only - Not to scale



**Office** 15'2" x 9'2" (4.62m x 2.8m)

**Dining Room** 10'7" x 9'2" (3.23m x 2.8m)

**Reception Room** 12'11" x 12'8" (3.94m x 3.86m)

**Kitchen/Breakfast Room** 21'7" x 19'1" (6.58m x 5.82m)

### First Floor

**Bedroom 1** 18'7" x 9'3" (5.66m x 2.82m)

**Ensuite** 9'1" x 4'9" (2.77m x 1.45m)

**Bedroom 2** 12'3" x 10'11" (3.73m x 3.33m)

**Bedroom 3** 10'11" x 9'10" (3.33m x 3m)

**Bedroom 4** 9' x 8'3" (2.74m x 2.51m)

**Bathroom** 7'10" x 5'6" (2.4m x 1.68m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

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### FOR MORE DETAILS CONTACT

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