

Cambridge Road, Sawbridgeworth

3 Bedroom House

Intercounty







A particularly attractive three-bedroom semi-detached character home, distinguished by an exceptional west-facing rear garden extending to around 200ft. Offering a rare combination of generous outdoor space, character, flexible accommodation and exciting future potential, this beautifully presented home provides a wonderful opportunity for those looking for a property that can evolve with their needs.

The outstanding rear garden is undoubtedly one of the property's greatest assets. Enjoying a highly desirable westerly aspect, the garden provides a wonderfully tranquil retreat, with multiple seating areas that can be utilised to make the most of the sunny days. The impressive depth and width offer an abundance of space for children to play, entertaining, gardening or simply enjoying the peaceful surroundings. There is also considerable scope for further enhancement, with the garden lending itself particularly well to the addition of further outbuildings, garden rooms, home offices or leisure facilities, subject of course to any necessary planning consents.

Inside, the accommodation has been thoughtfully arranged and extended to provide a versatile family layout. A welcoming entrance hall leads through to the principal living spaces, a well-proportioned reception rooms offering flexibility for both formal entertaining and relaxed family life. There is a further space leading to the kitchen that can be used as a study. The principal living room is filled with character, featuring an attractive fireplace, decorative beams and an attractive bay window.

To the rear, a large L-shaped kitchen/living/dining room is the hub of the house offering a perfect blend of modern and period features. This room offers a sociable setting for modern family living. The kitchen has been finished to a high standard and views and direct access onto the garden further enhance the space. This is an ideal space for entertaining, relaxing or enjoying views across the exceptionally long garden.

Asking Price
£600,000

Upstairs, there are three comfortable bedrooms and a family bathroom. The principal bedroom is a particularly appealing space, enjoying views across the rear garden, fitted wardrobes. The second bedroom is a generous double overlooking the front, with the third bedroom providing further useful accommodation.

Externally, the property offers excellent potential beyond what is currently provided. In addition to the remarkable rear garden and existing garage, there is scope to consider further extension to the side of the property, subject to the necessary planning permissions. The garage also provides valuable storage and practical flexibility, while the double driveway allows off-road parking for two vehicles.

The property's position is equally impressive. Situated a few minutes walk from Leventhorpe School, it is exceptionally well placed for families, whilst Sawbridgeworth town centre is within easy walking distance and provides an excellent selection of shops, cafés, restaurants and everyday amenities. For commuters, Sawbridgeworth railway station is approximately a 10-minute walk away, offering direct services to London Liverpool Street. The combination of convenient transport links, highly regarded schooling and the village-style amenities of Sawbridgeworth makes this a highly desirable location.

With its exceptionally rare west-facing garden of approx. 200ft, potential for additional outbuildings and future side extension, existing garage, generous and flexible accommodation, and no onward chain, this is a home offering an exciting blend of lifestyle, space and future potential.





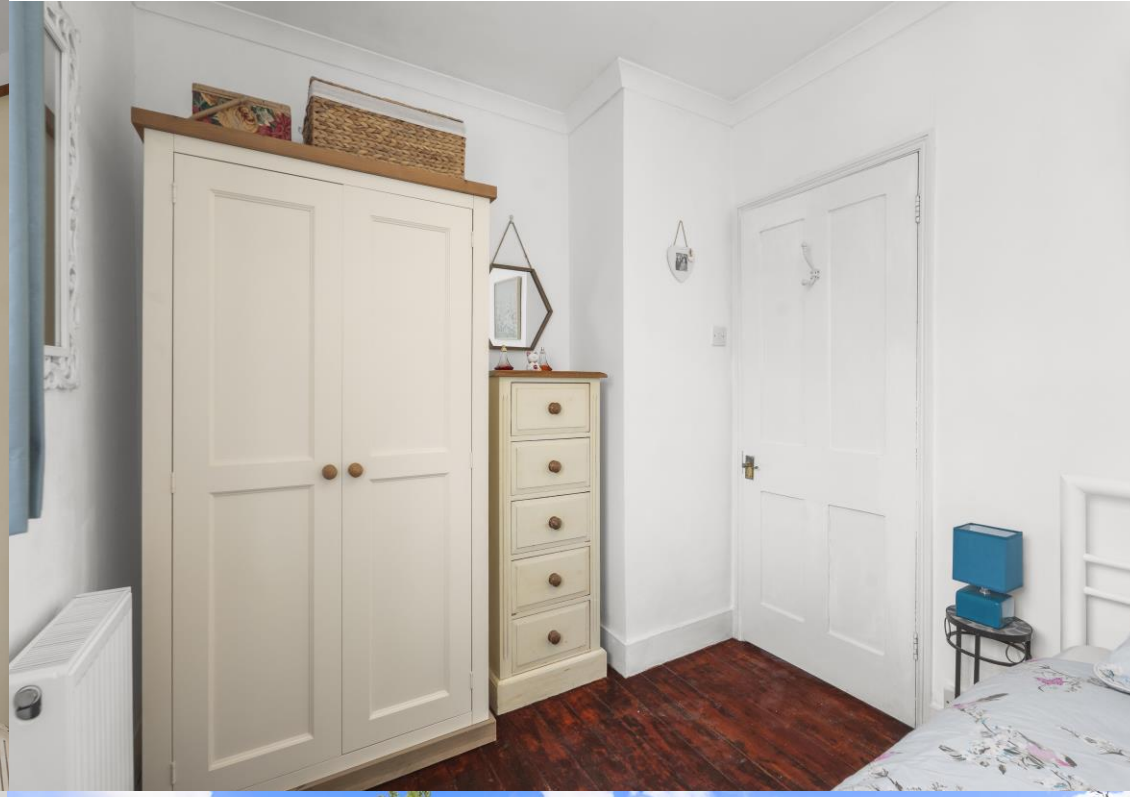


















Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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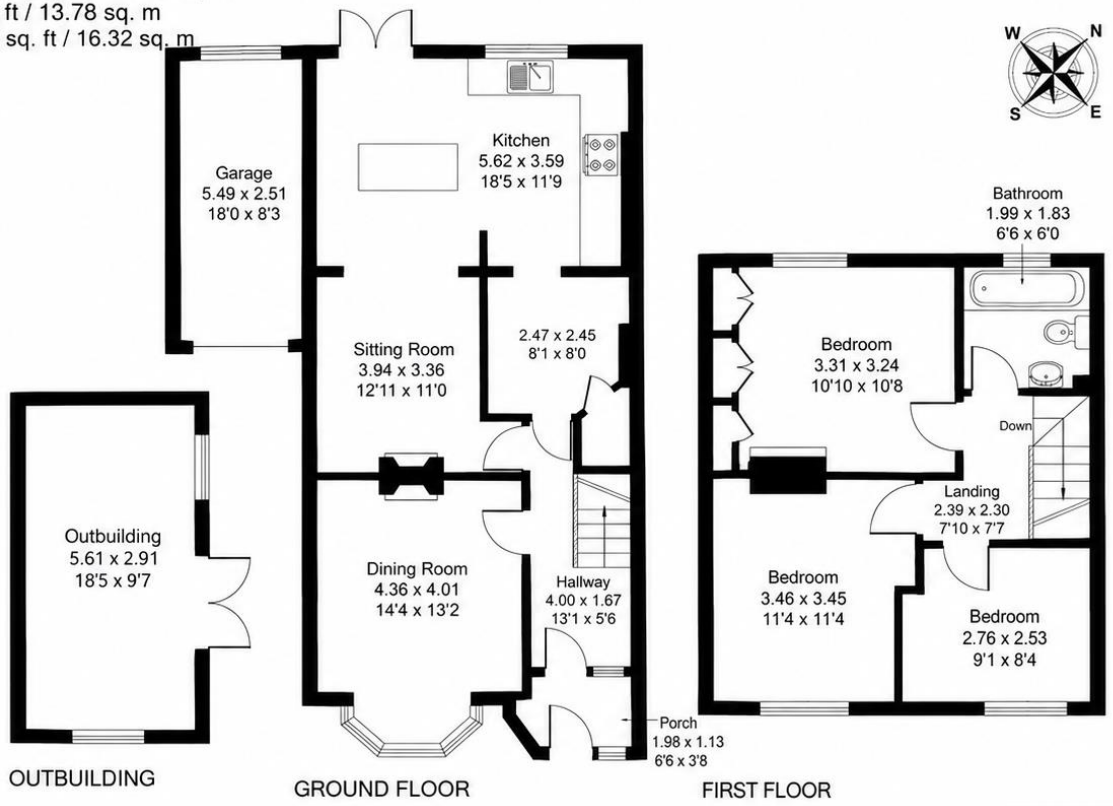
The Property Ombudsman

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Cambridge Road

Approximate Gross Internal Area
Main House = 1094 sq. ft / 101.67 sq. m
Garage = 148 sq. ft / 13.78 sq. m
Outbuilding = 175 sq. ft / 16.32 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

3 Bedroom Semi-Detached House

Well Proportioned Reception Rooms

200ft West Facing Garden

Off Road Parking#

Close to Schools, Town & Station

Council Tax Band E

Awaiting EPC Rating

Tenure - Freehold

53 Cambridge Road, Sawbridgeworth, Hertfordshire, CM21 9JP

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