



STATION ROAD, SAWBRIDGEWORTH GUIDE PRICE – £550,000

- NO ONWARD CHAIN
- 4 BEDROOM DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- LIVING ROOM DINER WITH LOG BURNING STOVE
- FAMILY ROOM/BEDROOM 4
- GROUND FLOOR WET ROOM
- SPACIOUS PRINCIPAL BEDROOM WITH FRENCH DOORS TO GARDEN
- LARGE LOFT ROOM
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING SPACE

We are pleased to offer this fantastic 4 bedroom detached house for sale in the popular town of Sawbridgeworth. The property boasts a living room diner, kitchen breakfast room with door to rear garden, family room/bedroom 4, ground floor wet room, spacious principal bedroom with stairs up to the loft room, 2 further bedrooms and a three piece bathroom. Externally, the property benefits from an off-street parking space (as well as on road parking) and a south-facing rear garden with entertaining patio and raised lawn.





With composite panel front door opening into:

Entrance Hall

With window to side, ceiling lighting, wall mounted radiator, tiled flooring, door through to:

Living Room Diner 19'7" x 11'5"

With windows to both front and side aspects, ceiling lighting, wall mounted radiators, log burning stove with brick surround, stairs rising to first floor landing, solid oak flooring, TV and power points, opening and doors to rooms.

Family Room/Bedroom 4 – 16'10" x 8'7"

With window to front, inset ceiling downlighting, wall mounted radiator, home entertaining system, variety of TV and power points, fitted carpet.

Wet Room

Comprising a walk-in fully tiled shower cubicle with ceiling integrated rainfall shower, pedestal wash hand basin with twin taps, close coupled WC, window to rear, inset ceiling downlighting, extractor fan, tiled flooring.

Kitchen Breakfast Room 19'7" x 9'7"

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary solid oak worksurface, single bowl porcelain sink unit with mixer tap and tiled splashback, wall mounted Worcester boiler, range master oven with 5-ring hob, tiled splashback and range master extractor fan above, recess power and plumbing for both washing machine and dishwasher, recess and power for tall fridge freezer, power points, window to front, inset ceiling downlighting, tiled flooring, uPVC glazed door to rear, wall mounted radiator and door to:

Laundry Room

With window to side, ceiling lighting, solid oak flooring.

First Floor Landing

With inset ceiling downlighting, smoke alarm, fitted carpet, power point and doors to rooms.

Principal Bedroom – 21'3" x 17'5" max

A partially vaulted and spacious room with French doors and window out to the entertaining rear garden, further window to front, pendant lighting, inset ceiling downlighting and wall mounted lighting, built-in 4-door wardrobe with hanging rails and shelving within, power points, solid oak flooring, section of tiled flooring for free-standing bath with mixer tap and shower attachment, wall mounted radiators, stairs rising to:

Loft Room – 19'8" x 11'10"

With Velux windows on both side aspects, air conditioning unit, inset ceiling downlighting, eaves storage and power points.

Bedroom 2 – 10'2" x 9'10"

With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Bedroom 3 – 11'7" x 8'1"

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with twin taps and shower attachment over, full tiled surround with glazed screen, pedestal wash hand basin, close coupled WC, storage cupboard, window to front, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE:

The Front

The front of the property is approached via a block-paved parking space, low-maintenance patio area retained via close boarded fencing with gate, steps to side with personnel gate leading to:

South-Facing Rear Garden

With entertaining patio area, steps leading up to raised lawn area with mature trees to rear supplying privacy, hard standing with timber shed, all retained via brick walling with outside lighting and water point that can also be found.



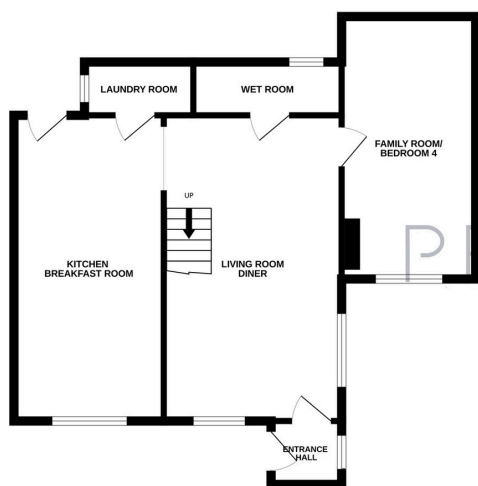
DETAILS

EPC:

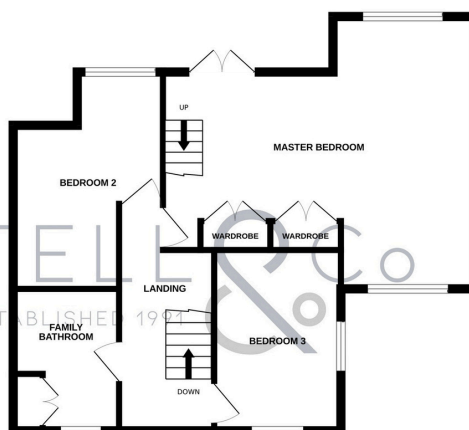
TO FOLLOW

FLOORPLAN:

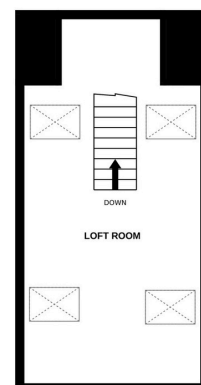
GROUND FLOOR
629 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



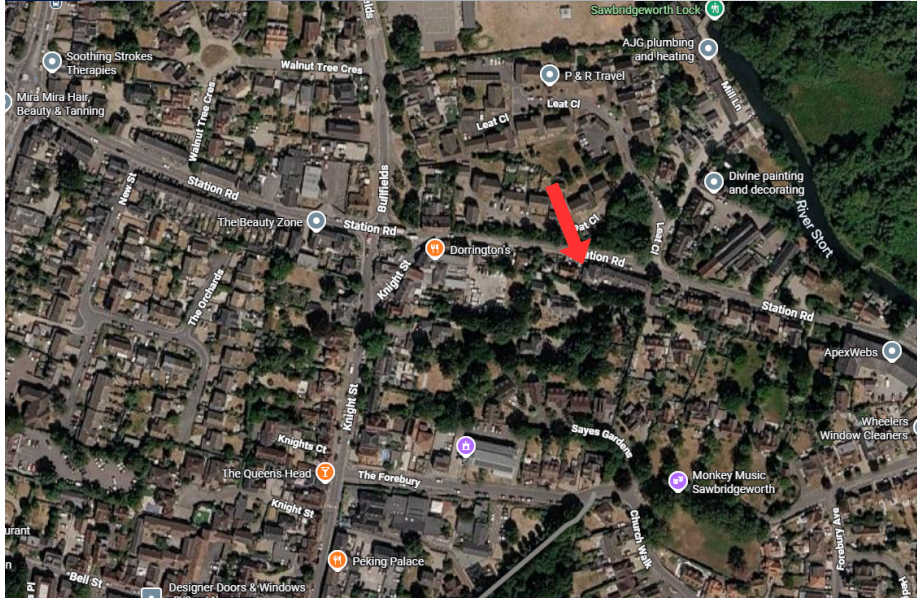
TOTAL FLOOR AREA : 1511 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Station Road is located within Sawbridgeworth, which offers an excellent selection of shops for your day to day needs, restaurants, public houses, JMI and Senior schooling and a mainline railway station serving London Liverpool Street and Cambridge. Harlow new town and Bishop's Stortford are both approximately 4 miles equal distance and both enjoy multiple shopping Centre's, schools, recreational facilities and mainline railway stations and of course M11 leading to M25 access points.

DIRECTIONS



FULL PROPERTY ADDRESS
74 Station Rd, Sawbridgeworth,
Hertfordshire, CM21 9JY

COUNCIL TAX BAND
Band E

SERVICES
Gas fired central heating, mains drainage
& water

LOCAL AUTHORITY
East Hertfordshire District Council,
Wallfields, Pegs Lane, Hertford, SG13
8EQ

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 26/10/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?