



ROWNEY GARDENS | SAWBRIDGEWORTH
6 BEDROOM DETACHED HOUSE

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FREEHOLD

ROWNEY GARDENS

Sawbridgeworth, CM21 0AT



KEY FACTS

- . Six bedroom detached home
- . Ample living space
- . Master bedroom with en-suite bathroom
- . Spacious living room
- . Modern kitchen/diner
- . Sought-after location
- . Large driveway
- . Garage
- . Large garden
- . Close to town centre





FULL DESCRIPTION

THE LOCATION

The private road, Rowney Gardens is one of the most sought-after areas in Sawbridgeworth. There are many great aspects of this location including being conveniently near Pishiobury Park with stunning views and great country walks for all to enjoy. This prime location is also ideal for accessing the many amenities of Sawbridgeworth such as the outstanding schools, public houses and restaurants.

Public transport options are easily accessible with the Sawbridgeworth mainline railway station serving London Liverpool Street and Cambridge close by as well as the bus route to Bishop's Stortford and Stansted Airport. Alternatively, the Epping tube station is only 25 minutes away by car, with access to the central line; this is a great, more affordable way to commute to London.

There is easy access to all local towns from Rowney Gardens, including Sawbridgeworth town centre, Bishop's Stortford and Harlow. This location is also within convenient driving distance of excellent schooling options including Haileybury College (around 20 minute drive) and Bishop's Stortford College (around 15 minute drive). This home is also located on the Haileybury Day Pupil bus transport route.

THE PROPERTY

This particular home in Rowney Gardens is the perfect family home with six great size bedrooms and ample living space throughout. The garden is an impressive size and is equipped with a self-maintaining swim-spa swimming pool which has proven to accommodate hours of family fun.

On the ground floor, after entering through the porch, the hallway leads to a selection of three different reception rooms. This includes the dining room, spacious family room with french doors to the garden and the kitchen-diner. The kitchen is modern and comes with integral appliances including a Siemens double oven, 4 ring hob and heated drawer, fridge/freezer and dishwasher. From the kitchen you have access to a further reception room, the sitting room - which also has a set of french doors with views to the garden. Additionally on the ground floor is a utility room with access to the garage and a downstairs WC.

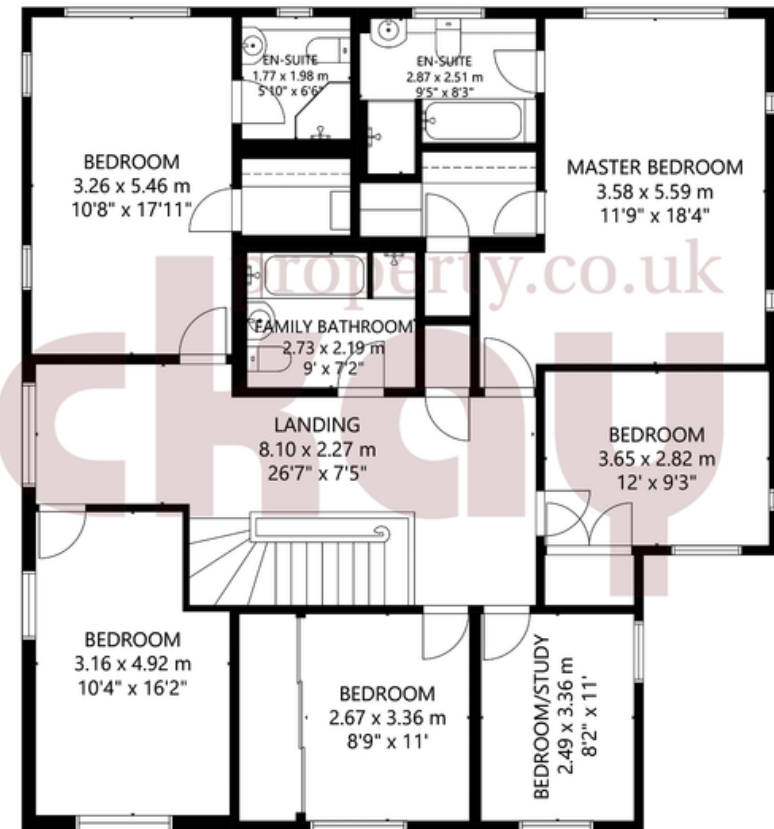
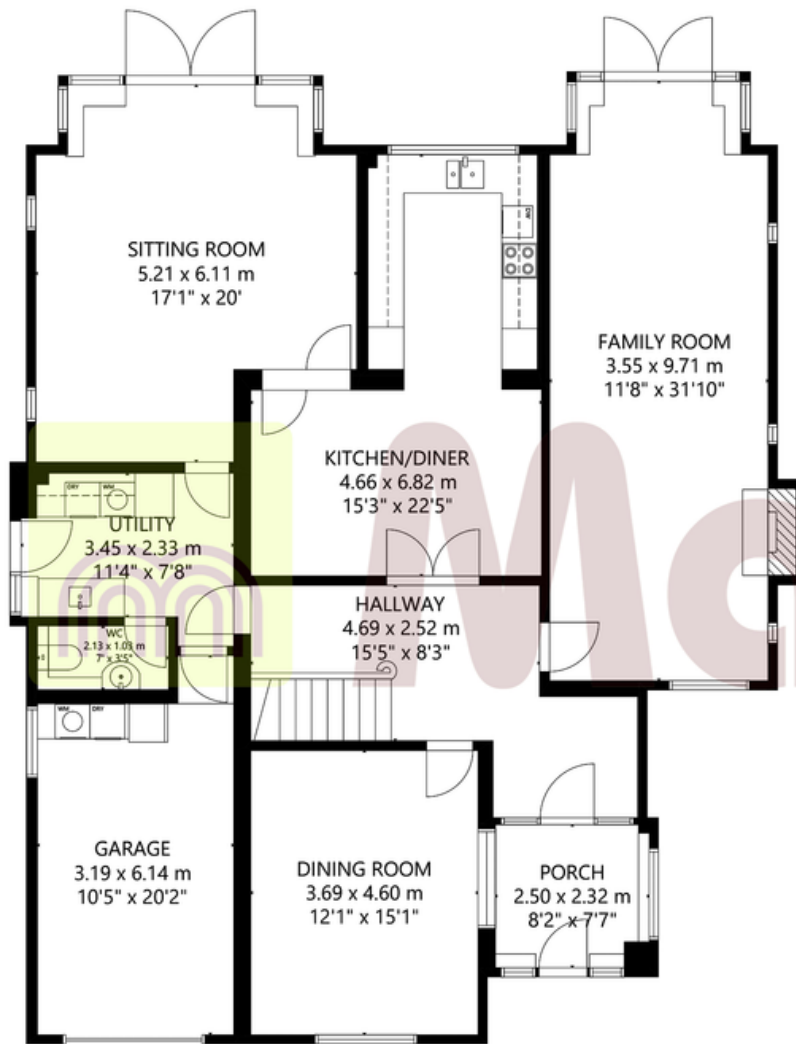
Accommodation on the first floor includes a large landing with feature stained glass window and six well sized bedrooms. Two of the bedrooms have en-suite bathrooms and four have built in storage space. The first floor also has a family bathroom serving the remaining bedrooms. There is another set of stairs to the boarded loft which offers ample storage space and could have potential to be made into additional living space.

This property is offered for sale with no onward chain. The current owners have well looked after this home and have carried out some renovations including a side and rear extension, full refurbish and new staircase. They have also repainted the outside of the property within the last year.

Outside space includes a large rear garden with a patio area and swim-spa swimming pool. To the front of the property is a large driveway providing ample parking space as well as the single garage.







GROSS INTERNAL AREA
TOTAL: 3,103 sq ft/ 288 m²
FLOOR 1: 1,543 sq ft/ 143 m², FLOOR 2: 1,560 sq ft/ 145 m²
GARAGE: 191 sq ft/ 18 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Agents Notes. These particulars, with approximate measurements have been produced in conjunction with the vendor(s) and are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale. Room dimensions are sometimes maximum measurements. Items shown in this room are not fact. Such as the flooring, doors, windows and bathrooms and kitchens are just a guide and not precise.

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