Directions
From Bishop's Stortford proceed in a southerly direction toward the village of Sawbridgeworth. At the two mini roundabouts turn right on to West Road. Follow the road for approximately a mile, passing the Orange Tree public house on the right-hand side and the property is located a short distance along on the left.

SPEAK TO US ABOUT A FREE VALUATION ON YOUR PROPERTY
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

CWTCH COTTAGE, 201 WEST ROAD, SAWBRIDGEWORTH, HERTFORDSHIRE, CM21 0BP
A delightful cottage with garage, off-street parking and farmland views
Cwtch Cottage is situated in an attractive location on the edge of the village of Sawbridgeworth and backs onto farmland and has a pub a short walk away. The building probably dates back to the Victorian era and is set at the end of a terrace of similar properties. The accommodation is shown on the plan, but a particular feature is the open plan kitchen/breakfast room which has recently been refurbished and has an excellent range of storage cupboards, integrated appliances, recess for a range, a wine cooler and bi-fold doors opening out to the south facing terrace. On the first floor, on the landing there is a picture window with views over the garden, there are three good bedrooms, a large family bathroom with a roll top bath and shower and beside, a deep storage cupboard.

Outside, there is parking for several vehicles, a detached double garage and workshop. The garden lies mainly to the side and includes a seating area, an area of lawn and flower and shrub borders.

AGENTS NOTE: There is a right of way across the garden for the neighbouring property to use to put their bins out.

Sawbridgeworth is a popular Hertfordshire village providing a good range of shopping, school and recreational facilities, with more comprehensive facilities being available in the nearby market town of Bishop's Stortford to the north (5 miles) and Harlow to the south (3 miles). Sawbridgeworth is well located for the commuter, with its own mainline railway station with services to London’s Liverpool Street and also the M11 motorway (5 miles) connecting with London, the M25, Cambridge and the Midlands.

SERVICES: All mains services are connected

COUNCIL TAX: Band C

LOCAL AUTHORITY: East Herts District Council

TENURE: Freehold

COUNTY: Hertfordshire

REF: William Wells BS10275.02.20

- OFF STREET PARKING
- DOUBLE GARAGE & WORKSHOP
- FARMLAND VIEWS
- CONVENIENT FOR COMMUTING (RAIL & ROAD)
- EXCELLENT NEW KITCHEN/BREAKFAST ROOM
- SITTING ROOM WITH WOOD BURNING STOVE
- HALL
- 3 GOOD BEDROOMS
- LARGE FAMILY BATH/SHOWER ROOM
- GROUND FLOOR SHOWER ROOM
- GARDEN ABOUT 60FT

Approx gross internal floor area 97 sqm (1050 sqft)