



Falconers Park, Sawbridgeworth, CM21 0AU  
£1,150,000

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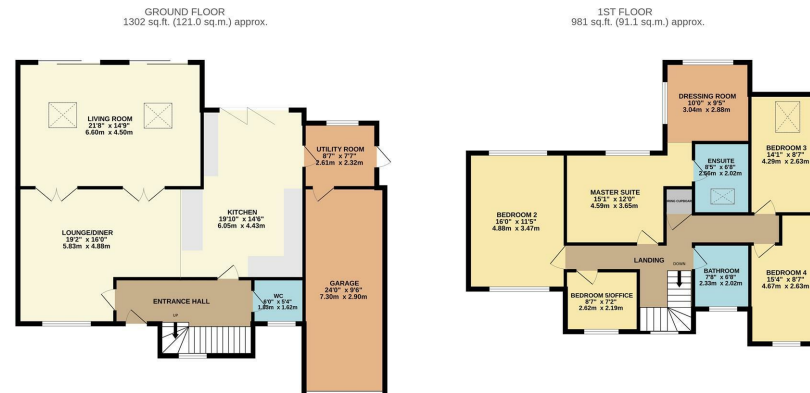
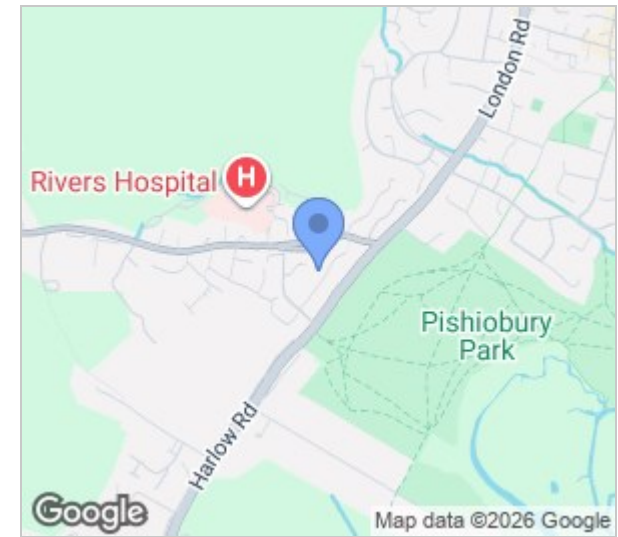
# Falconers Park, Sawbridgeworth, CM21 0AU

Located in the highly sought after road of Falconers Park is this rarely available, premium five bedroom detached home benefitting from a large garage and driveway parking for five cars. The downstairs space comprises a large hallway with stunning w/c, leading to the newly fitted kitchen with bi fold doors opening up onto the large rear garden, a spacious dining area, utility room and garage. Additionally, the downstairs benefits from a rear extension that has created a separate lounge with skylights and two french doors opening up onto the garden.

Upstairs comprises five bedrooms (the fifth being used as an office), including a stunning master suite with an en suite and large dressing area. As well as a family bathroom with heated floor and fully boarded loft space. To the rear is a beautiful, private garden mainly laid to lawn with patio area and side access. To the front is a fantastic garden with access to the garage and driveway parking for five cars.

Falconers Park is a popular road located opposite the stunning Pishiobury Park offering fantastic opportunities for dog walks and picnics. As well as being just a five minute drive/16 minute walk to central Sawbridgeworth with a large range of shops, schools, cafes and restaurants.

Please note this property is owned by a relative of an employee of Reyland Johnson.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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