



Woodward Gardens, Sawbridgeworth, CM21 0FS
£2,200 Per Month

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Available early August 2025 on an unfurnished basis is this well presented, four bedroom semi detached home. Built in 2023 and situated in the popular Tudor Park development which is within walking distance of excellent local schools, shops and Sawbridgeworth Train Station. The property has accommodation over three floors with the ground having an entrance hall, cloakroom/W.C and a kitchen/diner which has a modern fitted kitchen with a range of wall and base units and built-in appliances. The first floor has three bedroom and family bathroom with the top floor offering a large master bedroom with en-suite shower. Outside the rear garden has lawn, decking and patio areas, there is also garage and double length driveway to the side of the property.



REYLAND/JOHNSON/MG
TOTAL FLOOR AREA: 1,281 sq.ft. (119.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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