



8 Honeymeade, Sawbridgeworth,
Hertfordshire, CM21 0AR

Offers in Excess of: £600,000
Freehold

www.intercounty.co.uk



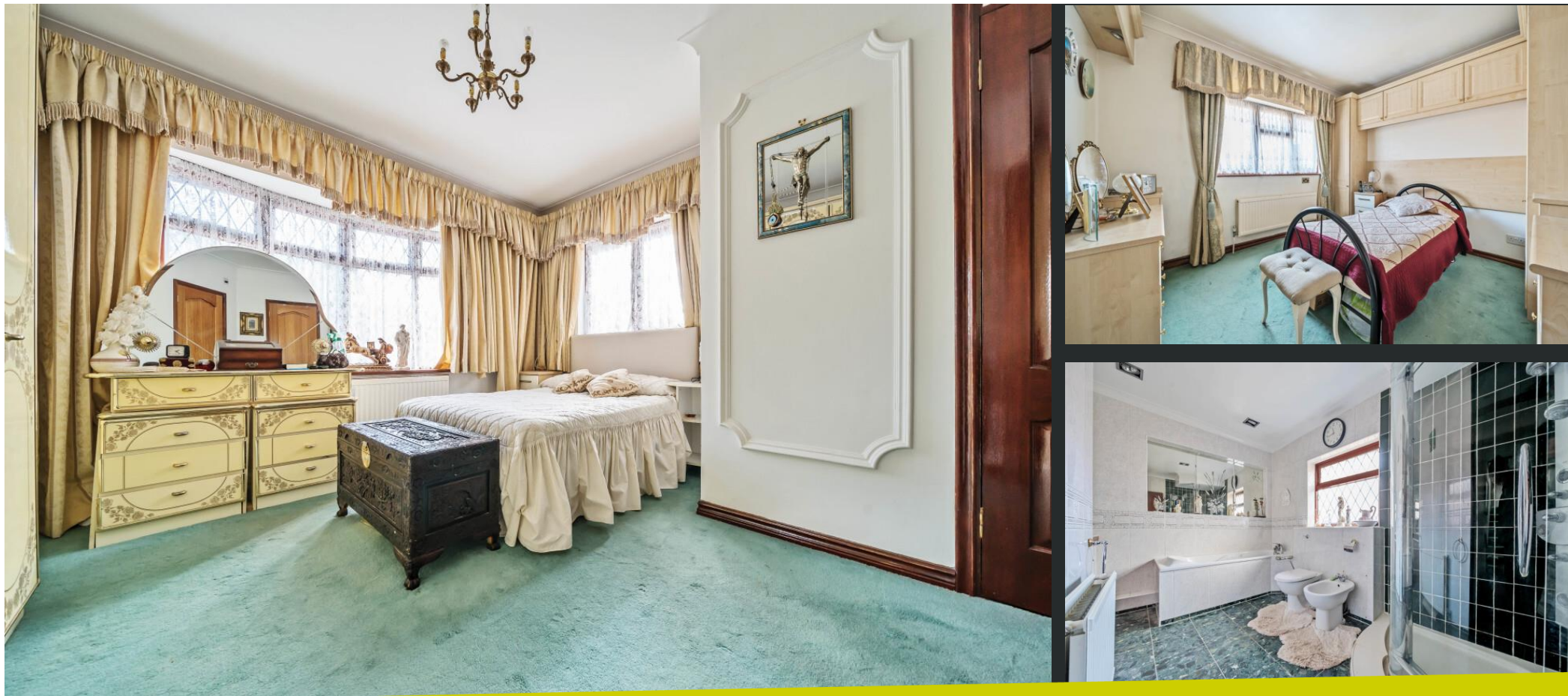
Intercounty
Estate and Letting Agents



A well-presented gated large 3/4-bedroom semi-detached chalet style bungalow situated in a sought-after location close to Pishiobury Park. The property offers an entrance hall, good sized lounge and dining room, kitchen, large, vaulted ceiling orangerie and cloakroom. There are four generous bedrooms, main bedroom with an ensuite and one currently being used as an additional lounge.

To the front is a large, gated driveway, plus 3 additional parking spaces opposite and access to a garage. To the rear is a good sized, secluded garden mainly laid to lawn with a paved patio area ideal for entertaining. There is potential to extended (STPP).

Council Tax Band E. EPC Rating D.



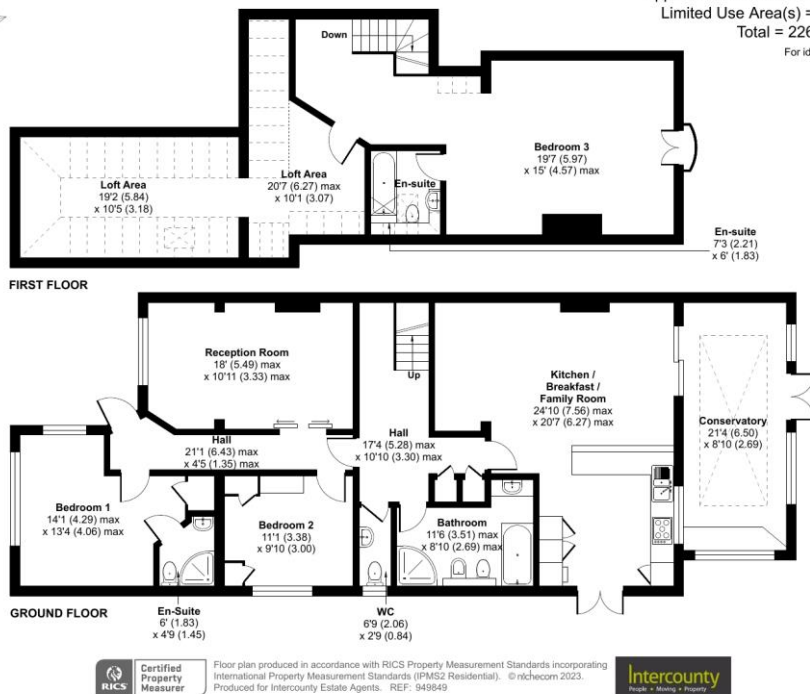
Large 3/4 Bedroom Gated Chalet Style Bungalow
Good Sized Secluded Rear Garden
3 Bath/Shower Rooms
Orangery
2 Receptions
Generous Driveway
Potential to Extend (STPP)
Council Tax Band E
EPC Rating D

ADDITIONAL INFORMATION

Situated on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic village of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well regarded schooling, a leisure centre, many sports clubs, societies and groups and the village enjoys a community atmosphere.

Honeymeade, Sawbridgeworth, CM21

Approximate Area = 2032 sq ft / 188.8 sq m
Limited Use Area(s) = 237 sq ft / 22 sq m
Total = 2269 sq ft / 210.8 sq m
For identification only - Not to scale



- Entrance Hall** 21'1" x 4'5" (6.43m x 1.35m)
- Kitchen/Breakfast/Family Room** 24'10" x 20'7" (7.57m x 6.27m)
- Conservatory** 21'4" x 8'10" (6.5m x 2.7m)
- Reception Room** 18' x 10'11" (5.49m x 3.33m)
- Bedroom 1** 14'1" x 13'4" (4.3m x 4.06m)
- Ensuite** 6' x 4'9" (1.83m x 1.45m)
- Bedroom 2** 11'1" x 9'10" (3.38m x 3m)
- Inner Hall** 17'4" x 10'10" (5.28m x 3.3m)
- WC** 6'9" x 2'9" (2.06m x 0.84m)
- Bathroom** 11'6" x 8'10" (3.5m x 2.7m)
- First Floor**
- Bedroom 3** 19'7" x 15' (5.97m x 4.57m)
- Ensuite** 7'3" x 6' (2.2m x 1.83m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

1 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

T: 01279 600333 | W: www.intercounty.co.uk

Intercounty
Estate and Letting Agents