



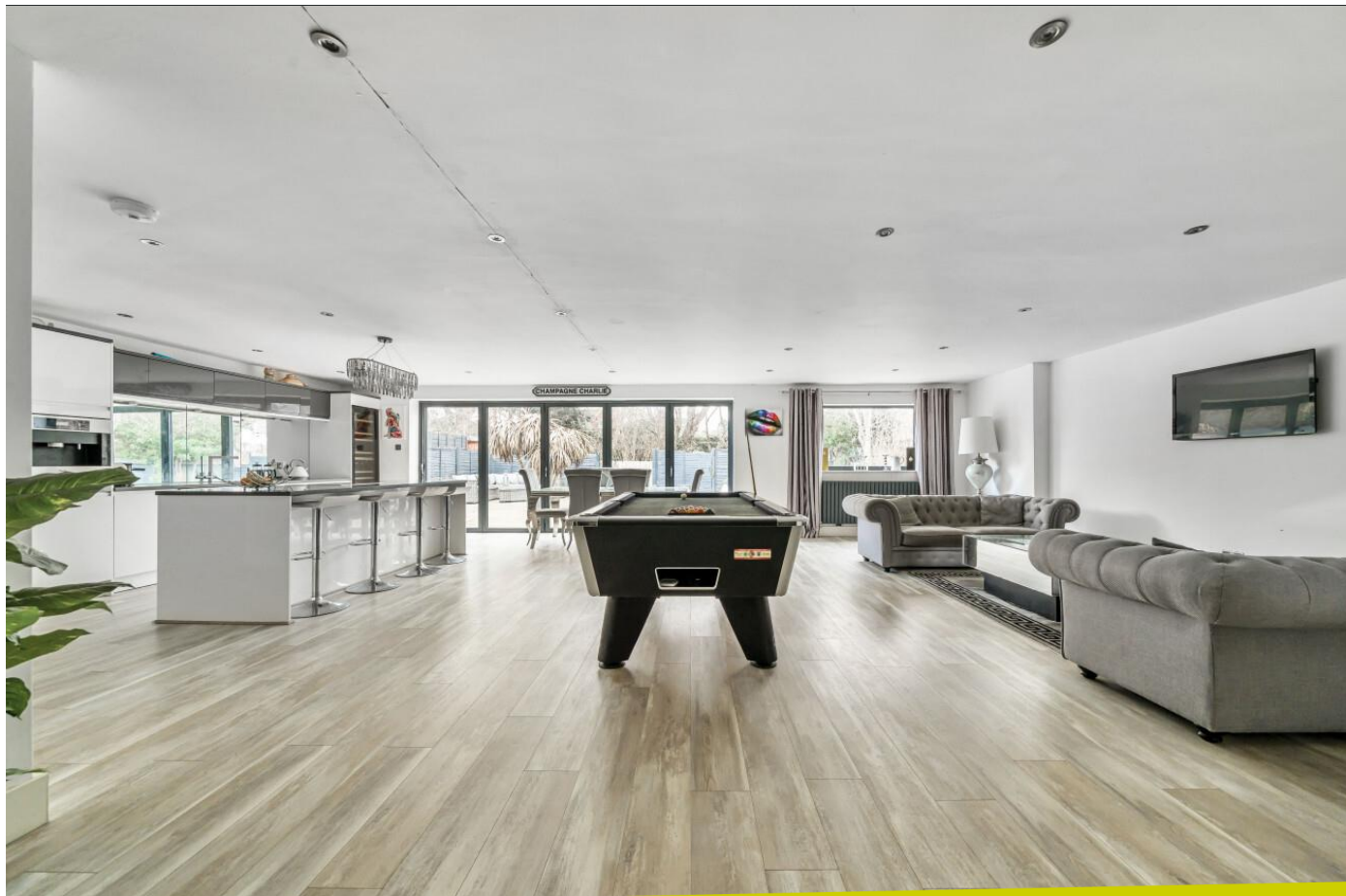
39A Gilders, Sawbridgeworth, CM21 0EE

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Offers over: £660,000  
Freehold



**Intercounty**  
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A beautifully presented, large, three bedroom detached bungalow, situated in a sought-after location in heart of Sawbridgeworth and within easy walking distance to the shops, restaurants, local schooling and amenities. The property offers a generous entrance hall, large lounge and a substantial modern kitchen/dining/family room with bi-folding doors to the rear garden and a utility area (kitchen appliances are Miele). The main bedroom offers a walk-in wardrobe and space for an en-suite shower room, there are also two additional double bedrooms and a family bathroom.

To the front of the property is ample driveway parking and a side access gate to the rear. To the rear is a secluded, good sized, low maintenance garden, mainly laid to artificial lawn with a decked area, ideal for entertaining. There is an option for our vendor to potentially break the chain.

Council Tax Band F. EPC Rating C.



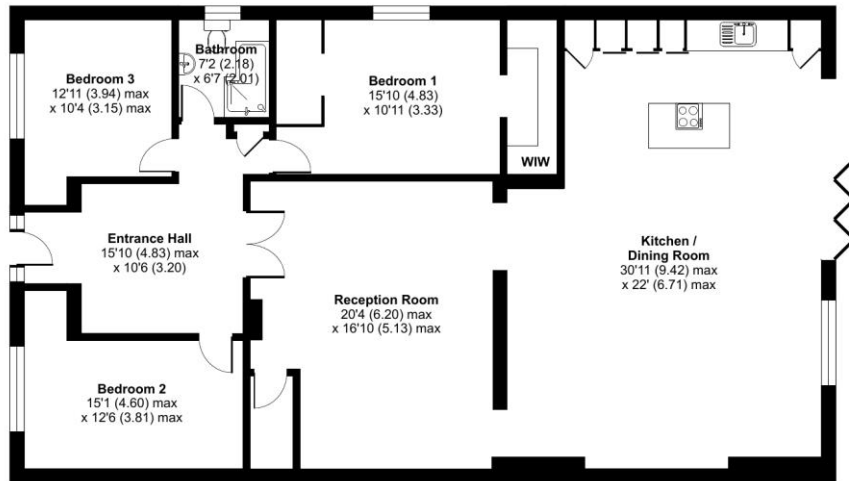
Large Detached 3 Bedroom Bungalow  
3 Double Bedrooms  
Centrally Located  
30ft Modern Kitchen/Dining/Family Room  
20Ft Lounge  
Ample Driveway Parking  
Low Maintenance Secluded Garden  
Council Tax Band F  
EPC Rating C

#### 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.

## Gilders, Sawbridgeworth, CM21

Approximate Area = 1758 sq ft / 163.3 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2023. Produced for Intercountry Estate Agents. REF: 952542



Entrance Hall	15'10" x 10'6" (4.83m x 3.2m)
Kitchen/Dining Room	30'11" x 22' (9.42m x 6.7m)
Reception Room	20'4" x 16'10" (6.2m x 5.13m)
Bedroom 3	12'11" x 10'4" (3.94m x 3.15m)
Bedroom 2	15'1" x 12'6" (4.6m x 3.8m)
Bedroom 1	15'10" x 10'11" (4.83m x 3.33m)
Bathroom	7'2" x 6'7" (2.18m x 2m)

**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 Intercountry.

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### FOR MORE DETAILS CONTACT

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