



High Wych Road
Sawbridgeworth | Hertfordshire | CM21 0AZ

FINE & COUNTRY
ESTABLISHED 1999

High Wych Road

Sawbridgeworth, Hertfordshire, CM21 0AZ

At a glance

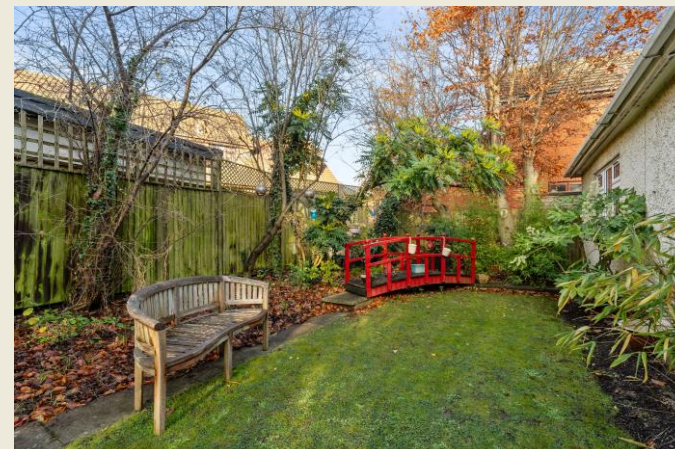
- Spacious Detached Bungalow
- 4/5 Double Bedrooms
- 2/3 Reception Rooms
- Kitchen/Breakfast Room
- Private Rear Gardens
- Integral Garage
- Detached Self-Contained 2 Storey Studio with Storage Above
- Driveway Parking for Several Vehicles
- EPC Rating C

THE PROPERTY

A perfect opportunity to acquire this spacious detached bungalow with potential for improvement. Situated on a private road offering accommodation approaching 2000 sq ft, including 4/5 bedrooms, 2 ensuites and a family bathroom, 2/3 reception rooms and a spacious kitchen/breakfast room. Additionally, the property has a detached self-contained two-story studio with potential for separate living accommodation. There is an integral garage and driveway parking for several vehicles to the front of the property and private, well established rear gardens with a patio/entertaining area. EPC Rating C.

THE SETTING

The property sits on the outskirts of the highly regarded, small Hertfordshire town of Sawbridgeworth and is a short walk to its amenities, including good schools for all ages, particularly Leventhorpe High School, 2 very popular primary schools, shops, restaurants and public houses and there is a mainline railway station offering great services to London Liverpool Street and Cambridge. The larger towns of Harlow and Bishops Stortford are both approximately 4 and 7 miles away offering a more comprehensive range of amenities and both have mainline railway stations. For commuters by car, Junction 7a is just 2.4 miles away with routes to London and Cambridge and Stansted's International Airport is approximately 20 minutes away and 2 stops by train. For commuters by car, Junction 7a of the M11 is a short drive away with routes to London and Cambridge and Stansted's International Airport is approximately 25 minutes away.





THE ACCOMMODATION

The main front door opens onto a spacious entrance hallway with doors leading to the sitting room with feature fireplace, wood flooring and French doors to the rear garden. A further door from the hallway opens onto the dining room with window to the front aspect and also through to the kitchen/breakfast room which has been recently fitted with a good range of bespoke wall and base units, which will require some final finishes and includes integrated appliances, central island and wood flooring. To the right-hand side of the entrance hallway are the bedrooms, with the Principal bedroom having built-in wardrobes and en-suite shower room. Bedroom 2 also has en-suite bathroom and there are a further 2/3 bedrooms and family bathroom. The integral garage can be accessed via the study/bedroom 5 and has electronically operated roller doors.

OUTSIDE

A gravel driveway to the front offers parking for several vehicles and there is a detached double story self-contained studio with kitchen and shower facilities. To the rear of the property, the well-established gardens have been predominantly laid to lawn with shrubbed borders and flower beds and there is a patio/entertainment area immediately to the rear of the kitchen/breakfast room. Additionally, there is a separate outbuilding/shed.

SERVICES

Gas central heating, mains drainage, water and electricity are connected.

LOCAL AUTHORITY

East Hertfordshire District Council

COUNCIL TAX

Tax Band G

Fine & Country - Exclusive luxury property for sale in the United Kingdom

Fine & Country is the fastest growing and most dynamic group of high-quality estate agents specialising in the sale of residential property in the upper quartile of the market place.

With over 300 offices across the UK and in locations across the world, Fine & Country is well placed to deliver you the ultimate service whether you are buying, selling or letting your home.

Fine & Country estate agents are known for their unique blend of intelligent and creative marketing, coupled with a very professional approach to the sale of individual and country property.

Our office on Park Lane, London gives us access to London and International buyers and with our network of 300 offices and advertising in the Sunday Times and Saturday Telegraph we are able to offer unrivalled national coverage.

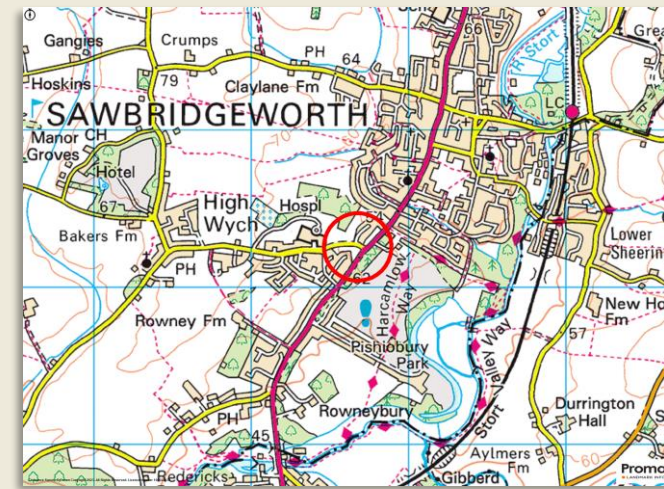
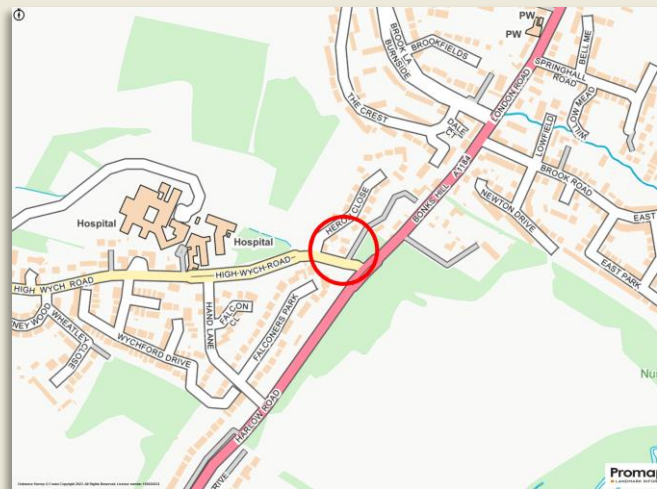
We also have local, national and international magazines which are produced on a regular basis to provide maximum exposure for our homes.

If you would like to know more about Fine & Country's unique and creative marketing strategy, please call me now on 01279 757500.






“bespoke kitchen/breakfast room”

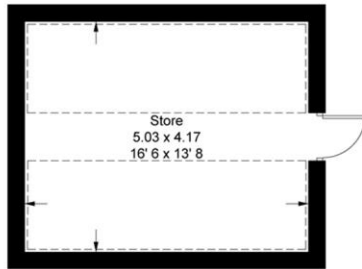


High Wych Road

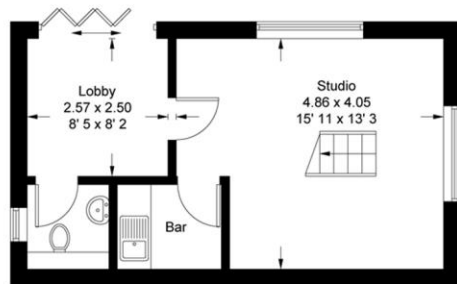
Approximate Gross Internal Area = 1958 sq ft / 181.9 sq m
 (Excluding Reduced Headroom / Including Garage)
 Reduced Headroom = 168 sq ft / 15.6 sq m
 Shed = 72 sq ft / 6.7 sq m
 Outbuilding = 385 sq ft / 35.8 sq m
 Total = 2583 s



 = Reduced headroom below 1.5m / 5'0"



First Floor - Outbuilding
 224 sq ft / 20.8 sq m
 (Including Reduced Headroom)



Ground Floor - Outbuilding
 329 sq ft / 30.6 sq m



Ground Floor

(Not Shown In Actual Location / Orientation)



Tel 01279 757500

Scan me with your smart phone to view me online.

Fine & Country Bishops Stortford 21 North Street, Bishops Stortford, Hertfordshire CM23 2LD