



3 Stoneleigh, Sawbridgeworth,  
Hertfordshire, CM21 0BT

Offers in excess of: £600,000  
Freehold

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A beautifully extended three-bedroom home offering fantastic family accommodation. Ideally positioned for the sought after Mandeville primary school and only a 10-minute walk from the thriving village centre. This spacious property benefits from having a double storey extension carried out by the current owners. The property offers a generous size sitting room, impressive open plan kitchen/family room, utility room, cloakroom, three bedrooms and a modern bath/shower room.

Externally there is a 35ft landscaped rear garden and an extensive driveway providing parking for approximately three vehicles.

An internal viewing of this property is highly recommended.

EPC Band C. Council Tax Band E.



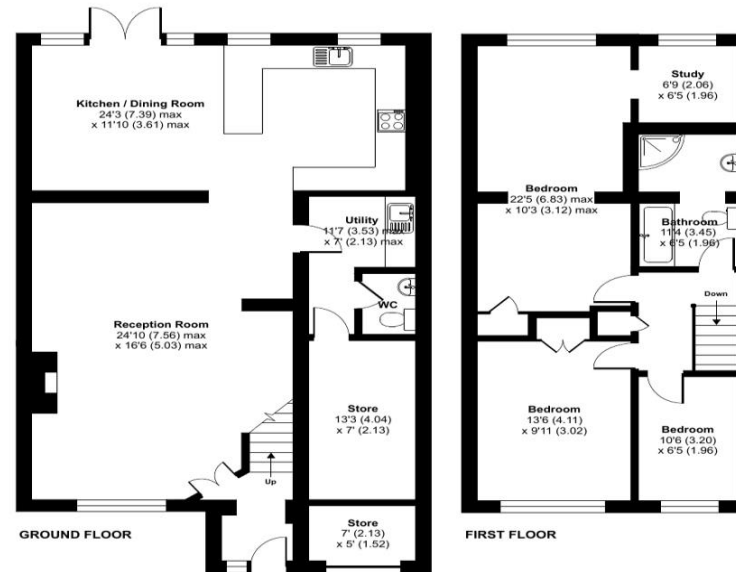
Extended Link Detached Property  
3 Bedrooms  
Kitchen/Dining Room and Utility  
Study  
Close to Schooling  
Rear Garden  
Driveway Parking  
EPC Band C & Council Tax Band E

#### 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.

## Stoneleigh, Sawbridgeworth, Hertfordshire, CM21

Approximate Area = 1632 sq ft / 151.6 sq m  
Outside Store = 32 sq ft / 2.9 sq m  
Total = 1664 sq ft / 154.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Intercounty Estate Agents. REF: 1082589



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### FOR MORE DETAILS CONTACT

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