



2 Farriers, London Road, Sawbridgeworth,
Hertfordshire, CM21 9EW

www.intercounty.co.uk

Asking Price: £599,500
Freehold



Intercounty
Estate and Letting Agents



A charming, three-bedroom, detached bungalow, situated in a quiet cul-de-sac of only three homes within the popular town of Sawbridgeworth. This home presents an excellent opportunity for those seeking a peaceful location but wanting to be within walking distance of all amenities. The property offers versatile accommodation and has the potential to extend further (STPP). In brief the property comprises living room, kitchen, dining room, principal bedroom with en suite, two further bedrooms and a family bathroom.

Externally, there are front and rear gardens, a single garage and driveway parking.

Council Tax Band F. EPC Rating C.



Three Bedroom Detached Bungalow
Ensuite & Bathroom
Peaceful Location
Close to All Amenities
Off Road Parking & Garage
Potential Rental Income £1900 PCM
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.

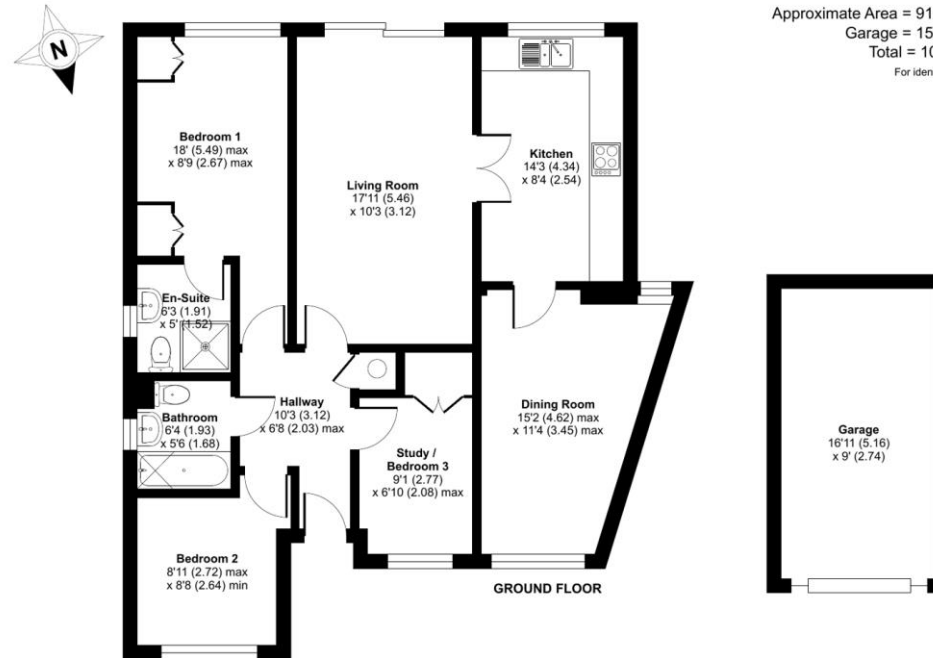
Farriers, London Road, Sawbridgeworth, CM21

Approximate Area = 910 sq ft / 84.5 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1066 sq ft / 99 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). © richcom 2024. Produced for Intercounty Estate Agents. REF: 1091953



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