



11 Barnard Road, Sawbridgeworth,  
Hertfordshire, CM21 9DY

Offers in region of : £525,000  
Freehold

[www.intercounty.co.uk](http://www.intercounty.co.uk)



**Intercounty**  
Estate and Letting Agents



Located in the popular turning of Barnard Road, is this fantastic, four-bedroom semi-detached, sitting on a good-sized corner plot. On the ground floor there is a kitchen/dining room, separate lounge, ground floor shower room and a lean-to. The first floor offers four bedrooms and a WC.

Externally, there is a larger than average garden and a garage with driveway parking. Barnard Road is located within walking distance of local shops, schools, open fields and Sawbridgeworth train station. The property offers further potential to extend (STPP).

Council Tax Band D. EPC Band D.



Four Bedroom Semi-Detached House  
Ground Floor Shower Room  
Off Road Parking  
Garage  
Potential Rental Income £1600 PCM  
Council Tax Band D  
Awaiting EPC Rating

#### ADDITIONAL INFORMATION

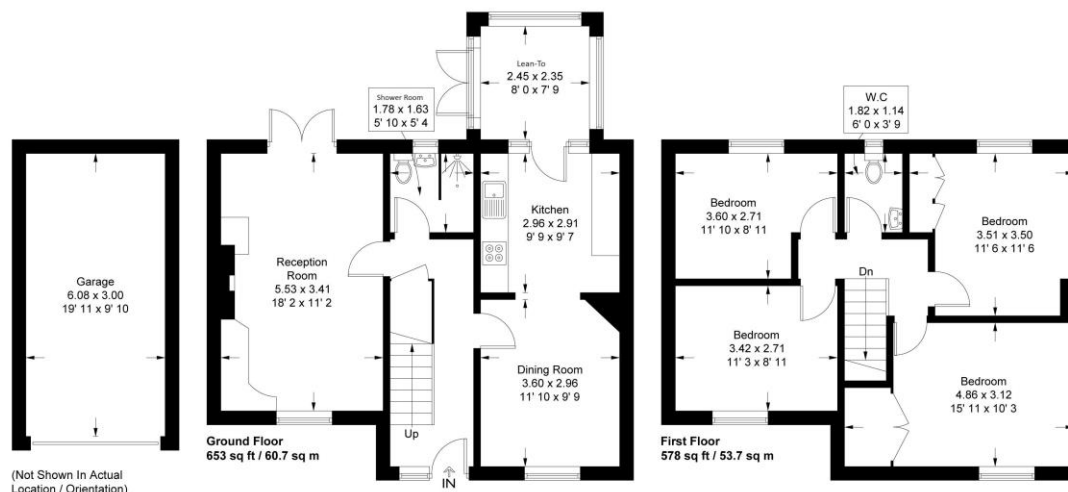
Situated on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic village of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well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

### Barnard Road

Approximate Gross Internal Area = 1231 sq ft / 114.4 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1428 sq ft / 132.7 sq m



(Not Shown In Actual Location / Orientation)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**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.

**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.intercountry.co.uk](http://www.intercountry.co.uk)

**Intercountry**  
Estate and Letting Agents