

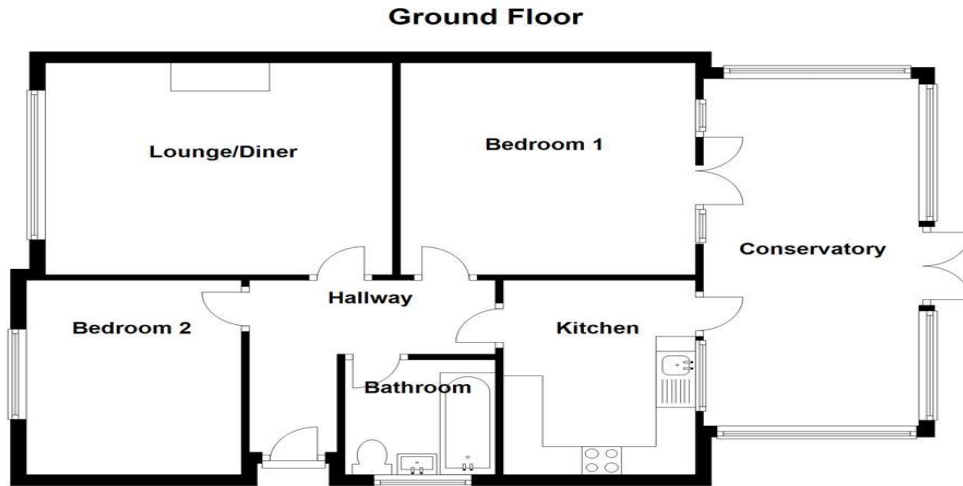


30 The Four Acres, Sawbridgeworth, Herts, CM21 9LJ

Asking Price: £425,000  
Freehold



**Intercounty**  
Estate and Letting Agents



A charming, semi-detached bungalow boasting two well-appointed bedrooms and two spacious reception rooms. The property features a lovely garden, perfect for outdoor entertaining or relaxation, as well as off-street parking and a garage for added convenience. Situated close to local amenities, schools, and transport links, this property offers a fantastic opportunity to enjoy a comfortable lifestyle in a desirable location.

2 Bedroom Semi Detached Property  
2 Receptions  
Garden  
Garage & Driveway  
Potential Rental Income £1350 PCM  
Council Tax Band D & EPC Band D

**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

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