



23 School Lane, Sawbridgeworth,
Hertfordshire, CM21 9FA

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Asking Price: £525,000
Freehold



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A beautifully presented three bedroom semi detached family home situated in a sought-after location next to Leventhorpe secondary school and within an easy walking distance to Sawbridgeworth High Street and train station. The property offers an entrance hall, modern kitchen/dining room, study and a downstairs cloakroom. On the first floor is a good sized reception room with Juliet balcony and a bedroom with an en-suite shower room. On the second floor are two further bedrooms and a family bathroom. To the front the property is a detached garage and driveway parking for two cars. To the rear is a good sized garden, mainly laid to lawn with a paved patio area ideal for entertaining.

EPC Band C. Council Tax Band E.



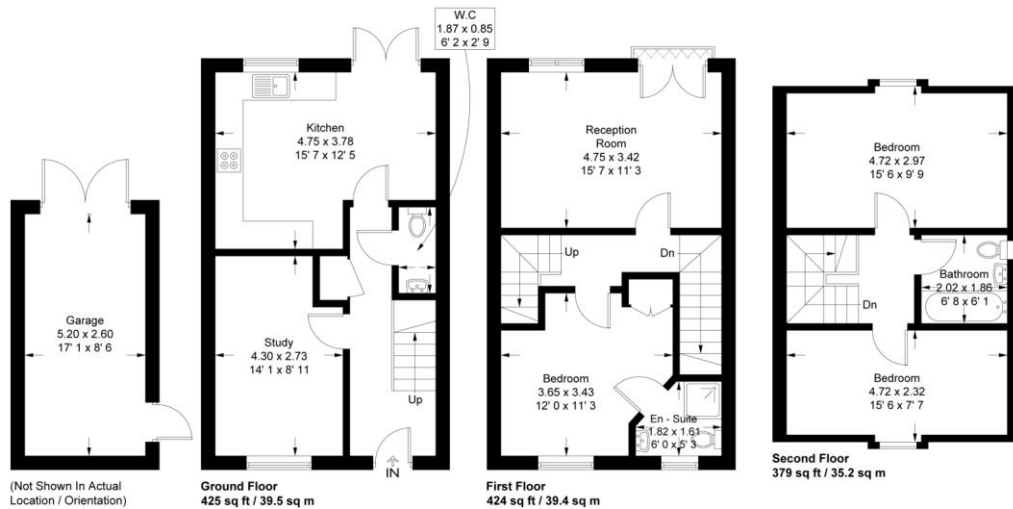
3 Bedroom Semi Detached Family Home
2 Bath/Shower Rooms
2 Reception Rooms
Garage & Driveway Parking for 2 Cars
Located Next to Leventhorpe Secondary School
Good Sized Rear Garden
EPC Band C
Council Tax Band E

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.

School Lane

Approximate Gross Internal Area = 1228 sq ft / 114.1 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1378 sq ft / 128 sq m



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.

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Entrance Hall 18'3" x 6'4" (5.56m x 1.93m)

Kitchen/Dining Room

15'8" x 12'5" (4.78m x 3.78m)

Study 14'3" x 8'11" (4.34m x 2.72m)

Downstairs Cloakroom 6'2" x 3' (1.88m x 0.91m)

Reception Room 15'7" x 11'3" (4.75m x 3.43m)

Bedroom 11'4" x 12'1" (3.45m x 3.68m)

Ensuite Shower Room 6' x 5'3" (1.83m x 1.6m)

Bedroom 15'6" x 9'10" (4.72m x 3m)

Bedroom 11'5" x 7'10" (3.48m x 2.4m)

Family Bathroom 6'2" x 6'1" (1.88m x 1.85m)

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FOR MORE DETAILS CONTACT

1 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

T: 01279 600333 | W: www.intercounty.co.uk

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