





High Wych Road, Sawbridgeworth, CM21 0HH

We are delighted to present this exceptional semi-detached bungalow, enviably positioned in the highly sought-after village of High Wych. Offering over 1,700 sq. ft. of versatile and well-planned accommodation, this impressive home is perfectly suited to families, downsizers, or anyone seeking generous single-storey living.

The property opens with a bright and welcoming entrance hall, leading to a spacious sitting room and a separate open-plan kitchen/dining room. Centrally located within the home, the well-proportioned kitchen provides excellent workspace and enjoys direct access to the south-facing rear garden.

There are four double bedrooms in total, including a superb primary bedroom and three further well-sized doubles. These are served by a family bathroom and an additional separate WC. The layout offers outstanding flexibility for families, guests, or those requiring dedicated space for home working.

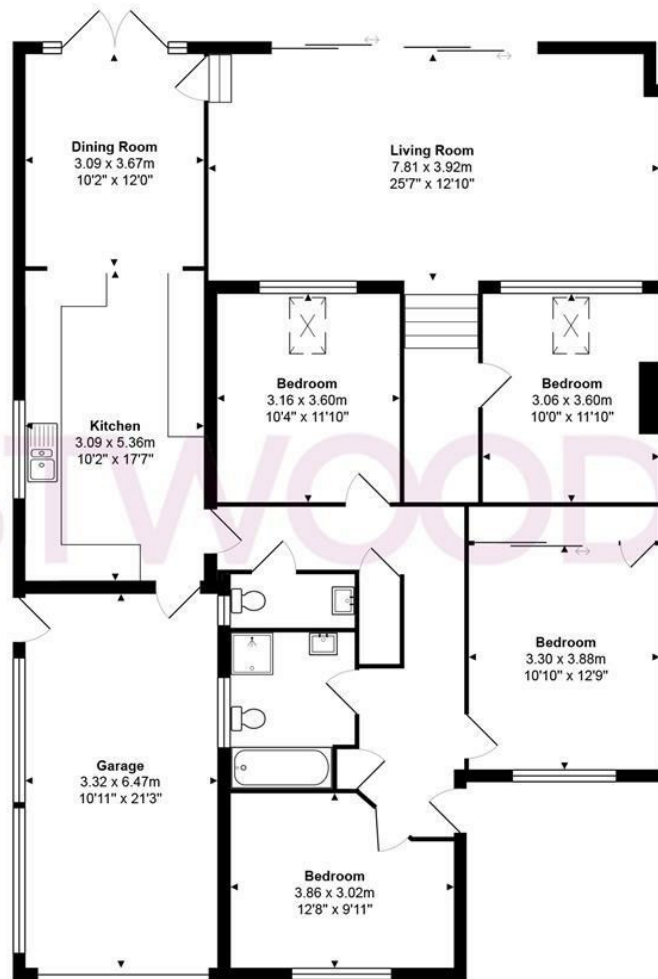
Externally, the bungalow features a beautifully private south-facing rear garden with a generous patio area—ideal for outdoor dining and relaxation. To the front, there is a lawned garden, a private driveway leading to a large integral garage, and further hard standing providing parking for up to three additional vehicles.

Occupying a substantial plot on a well-maintained and peaceful private road, the property also benefits from a large loft space offering excellent potential for conversion—creating the opportunity for up to two further bedrooms and an additional bathroom, subject to planning permission. An internal viewing is highly recommended!



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Total Area: approx. 161.2 m² ... 1735 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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