



FOR SALE
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rjestateagents.co.uk
01279 216216

Sheering Mill Lane, Sawbridgeworth, CM21 9ND
£625,000

3 1 2 C

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 2 sofas, and a lightbulb icon for central heating (C).

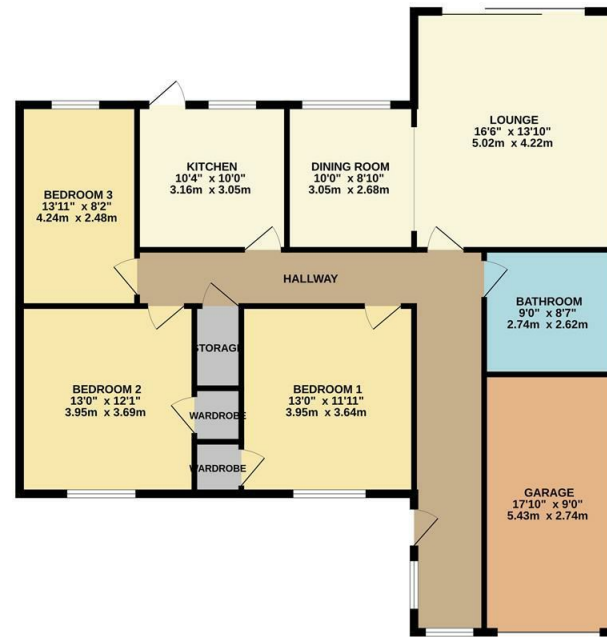
Sheering Mill Lane, Sawbridgeworth, CM21 9ND

Offered with NO ONWARD CHAIN, is this spacious three double bedroom detached bungalow located in the heart of Sawbridgeworth within walking distance to Shops (Bell Street), Schools and Sawbridgeworth Train Station. The bungalow offers three double bedrooms, a large lounge with dining room, family bathroom and kitchen. To the rear of the property is a large south facing garden with patio area. The bungalow also offers a garage and driveway parking for two cars, with other street parking available.

Sheering Mill Lane requires modernisation throughout but offers a fantastic opportunity for a potential buyer to put their stamp on things, with additional potential to extend subject to normal planning constraints.



GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of fabric, window, internal and floor area are approximate and no responsibility is taken for any error or omission of view submitted. This plan is for information purposes only and cannot be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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T. 01279 598598 E. sawbridgeworth@rjstateagents.co.uk

4 Hoestock Road, Sawbridgeworth, Hertfordshire, CM21 0DY www.rjstateagents.co.uk