



Redricks Lane, Sawbridgeworth, CM21 0RL  
£625,000

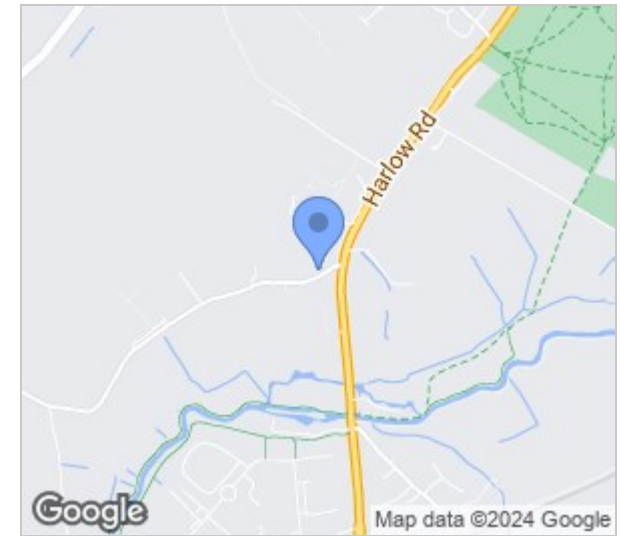
3 2 2

A set of icons representing property features: a bed icon followed by the number 3, a bathtub icon followed by the number 2, and a sofa icon followed by the number 2. To the right of these is a lightbulb icon inside a square frame.

# Redricks Lane, Sawbridgeworth, CM21 0RL

An extremely well presented three bedroom semi detached bungalow, located in one of Sawbridgeworths most sought after roads benefitting from a large garden and driveway parking for four cars. Internally the property offers an stunning kitchen with open plan living to the front and a log burner separating the two reception rooms. Furthermore, there are three bedrooms (with an en suite to the master bedroom that benefits from a sky light), a newly fitted stunning family bathroom, utility room and the rear extension has created a lounge with two skylights and french doors offering views into the rear garden. Upstairs has been previously converted into a large storage space, however full planning permission has been granted to create a large bedroom on the top floor with an en suite, the plans can be found on East Herts Planning Portal using the reference 3/21/2723/HH.

To the rear of the property is a large garden with patio area, rear and side access. To the front is a private gated driveway for four cars. Redricks Lane is located only a short drive to both Harlow Mill and Sawbridgeworth Train Stations with direct access to London and Cambridge. As well as being in close proximity of Ofsted rated Outstanding schools, M11 junction 7a and Pishiobury Park which offers fantastic opportunities for dog walking and socialising. Lastly, the property benefits from a combi boiler and fuse board that were both fitted in 2018.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their reliability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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