

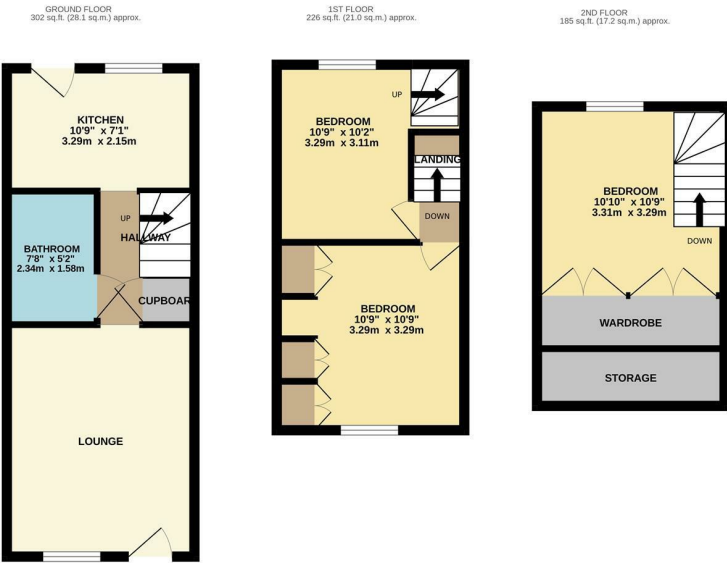
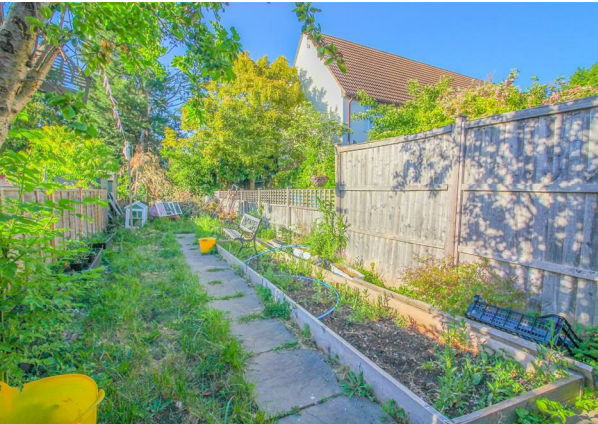


Half Moon Cottages, Sawbridgeworth, CM21 0HY
£400,000



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A beautifully presented CHAIN FREE two/three bedroom cottage with a larger than average garden, located in the village of High Wych. This charming character property is presented over three floors, offering spacious room sizes throughout. The ground floor comprises a stunning living room, a family bathroom with a three-piece suite and a kitchen leading to the sprawling rear garden. The first floor offers two good sized rooms - a double bedroom and a second room currently being used as a double bedroom. The second floor offers a contemporary living space with a well presented double bedroom which comes with plenty of storage space courtesy of the bespoke fitted wardrobes and eaves. The village of High Wych is well positioned for those looking for serenity and countryside walks, but also well placed for those looking to utilise both road/rail transport links in London.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst 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 operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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