



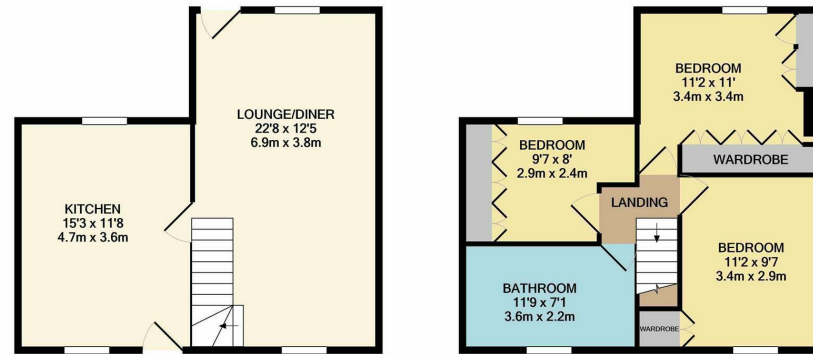
High Wych Road, Sawbridgeworth, CM21 0HE
Offers In Excess Of £300,000

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High Wych Road, Sawbridgeworth, CM21 0HE

****Chain Free**** A spacious three bedroom Grade II listed semi detached cottage benefitting from driveway parking. Internally the house offers a good size lounge/dining room with dual aspect sash windows. The property benefits from a double storey side extension which has created a large kitchen with island and integrated appliances. Upstairs there are three bedrooms which are bigger than you would expect in a cottage of this age, as well as a fantastic family bathroom and loft space.

Externally is an L shaped patio garden with side access through to the driveway. A viewing is highly recommended to appreciate the fantastic character this cottage has to offer. High Wych Road is located only a short walk to Pishiobury Park which offers 65 acres of fields perfect for dog walking and socialising. Additionally, Sawbridgeworth Train Station is only a short drive with direct links to London and Cambridge. As previously mentioned this property is being offered with No Onward Chain.



GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(42.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)

RC/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix 6/2021



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	78	57

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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