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Established 1986

Independent Estate Agents and Valuers



32, East Park, Sawbridgeworth, Herts, CM21 9EX

Guide price £500,000

A spacious two double bedroom semi-detached bungalow occupying a large corner plot in a sought after location. The property benefits from gas central heating and double glazed windows and doors throughout. OFFERED FOR SALE WITH NO ONWARD CHAIN.

This attractive bungalow has well proportioned rooms and the accommodation consists of; entrance porch, hallway, large and bright sitting/dining room with windows to three aspects, fitted kitchen with a good range of integrated appliances, garden room with large sliding doors, large principle bedroom with an excellent range of fitted wardrobes, further double bedroom and a modern, fully tiled wet room.

The property is located in the desirable residential area of East Park, just to the South of the town centre. There are gardens to three sides and there is a detached single garage with driveway parking to the front. The rear garden is approximately 60ft wide and very private.

The location is excellent as not only is it peaceful, it is just a short walk to the centre of the pretty town which has everything you need on a day to day basis. There are excellent public transport links with Sawbridgeworth Train Station approximately one mile away and numerous bus stops for links to the neighbouring towns and villages. The Capability Brown designed Pishiobury Park is on the doorstep as are relaxing walks along the River Stort.

The EPC Rating is D. The Council Tax Band is E.

FRONT DOOR TO

ENTRANCE PORCH

With ceiling light, double glazed door to front and door leading to:

ENTRANCE HALL

With cloaks cupboard housing electricity meter, 1 x radiator, access to loft hatch with fitted ladder, and door to airing cupboard with hot water cylinder.



SITTING/DINING ROOM

20'3" max x 15'2" max (6.18m max x 4.64m max)

A large and bright reception room with double glazed windows to three aspects.

Two radiators. Two ceiling lights, one wall light. TV point.



KITCHEN/BREAKFAST/GARDEN ROOM

15'9" max x 11'3" max (4.81m max x 3.43m max)

Well fitted with a good range of wall and base units, integrated appliances including Neff double oven, Neff electric hob with extractor over, fridge, separate freezer (freezer not currently working) and washing machine. There is an inset sink with mixer tap, tiled flooring, ceiling spotlights and a bright Breakfast/Garden area with windows on two aspects and large sliding doors opening on to a patio and rear garden.



BEDROOM ONE

16'9" max x 10'4" max (5.13m max x 3.17m max)

A large double bedroom with a double glazed window to the front, a good range of fitted wardrobes and a dressing unit. Carpeted flooring, one radiator and one ceiling light.



BEDROOM TWO

12'3" x 9'5" (3.74 x 2.88)

A large double bedroom with a double glazed window to the rear overlooking the garden. One radiator, one ceiling light.



WET ROOM

6'4" x 6'0" (1.95 x 1.83)

A modern and fully tiled wet room with a wall mounted shower and mixer control, shower screen, vanity unit, WC, towel rail, extractor fan, double glazed window to the rear and one radiator.



FRONT GARDEN

A neat and spacious front garden mostly laid to lawn with flower and shrub borders. Pathway to front door. Gated side access to rear garden.

SINGLE GARAGE

15'10" x 7'11" (4.83m x 2.43m)

Detached single garage with up and over door, power and light connected (light not working currently). Wall mounted gas meter.

SIDE GARDEN

A mature garden beside the garage with established plants, shrubs and a neat lawned area.



REAR GARDEN

A well maintained and extremely private South East facing garden which is approximately 60ft wide. Paved patio area and pathway. Large lawned area with well stocked flower and shrub borders/beds. Enclosed by close boarded fencing to the side and rear boundaries. Small wooden shed and access to brick built storage area to the rear of the garage.



Brick Built Storage Area

Adjoined and to the rear of the garage.

LOCAL INFORMATION

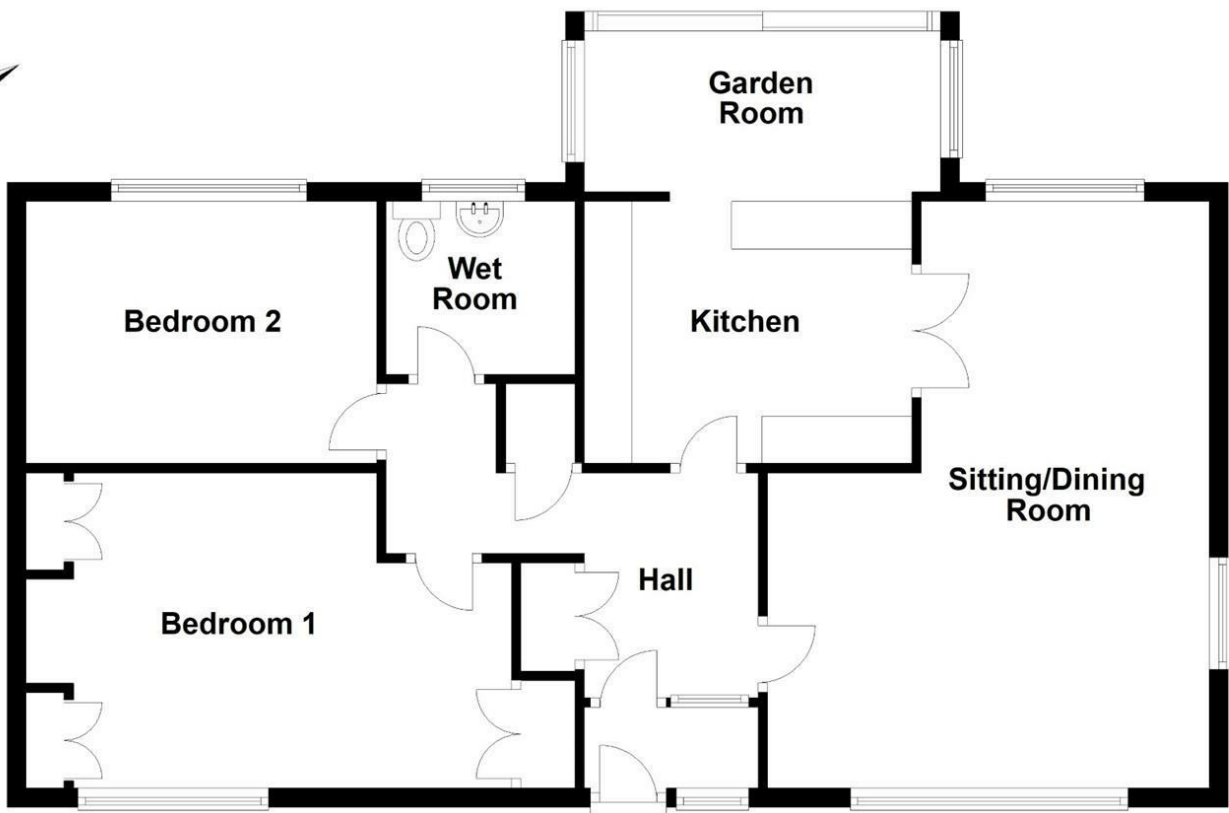
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 900 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE