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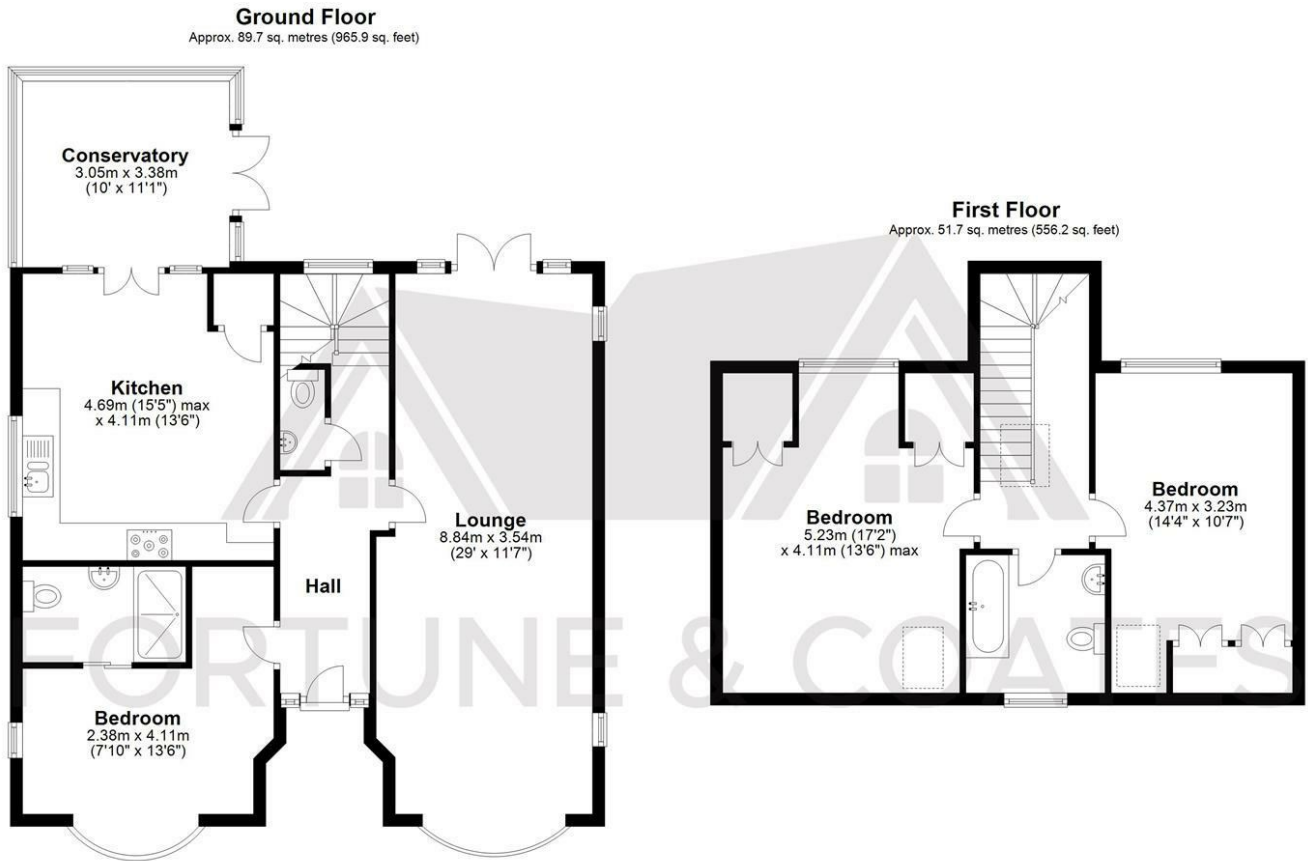
31 The Forebury, Sawbridgeworth, CM21 9BD

£600,000

This well presented three bedroom detached chalet bungalow is situated in one of Sawbridgeworth's most prestigious locations. The property is centrally located and is within an easy walking distance to Sawbridgeworth station, high street, restaurants, local shops, amenities and school's. On the ground floor the property offers an entrance hall, kitchen/breakfast room, large lounge/dinner, double bedroom with wet room, conservatory and W.C. To the first floor you have two double bedrooms and a family bathroom. To the rear you have a good sized landscaped garden while to the front of the property you have an in and out driveway for multiple cars.

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is an employee family member of Fortune and Coates.

Floor Plan



Total area: approx. 141.4 sq. metres (1522.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

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	
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.