

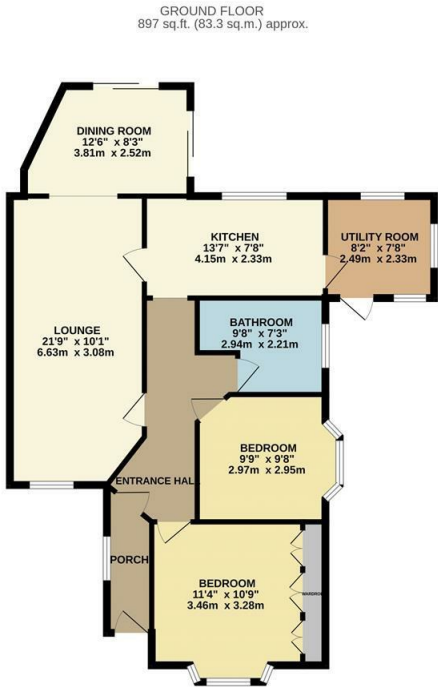


Rowney Wood, Sawbridgeworth, CM21 0HR  
£550,000



# Rowney Wood, Sawbridgeworth, CM21 0HR

A spacious two-bedroom semi-detached bungalow occupying a generous corner plot in the popular Rowney Wood area of Sawbridgeworth, benefiting from a garage, driveway parking and excellent potential to extend, subject to the necessary planning permissions. The accommodation begins with an entrance hall providing access to the principal rooms. There is a comfortable lounge together with a separate dining room, offering versatile living and entertaining space. The property features two well-proportioned double bedrooms, while the kitchen is fitted with a range of wall and base level units providing ample storage and worktop space. An additional utility/store room offers useful practical storage. The bathroom is fitted with a white suite and benefits from a separate shower cubicle. Outside, one of the property's standout features is its large corner plot garden, providing an excellent amount of outdoor space and considerable scope for landscaping or further development. The generous plot also offers potential to extend the existing accommodation, subject to obtaining the necessary planning permission. Rowney Wood is pleasantly positioned on the High Wych side of Sawbridgeworth, offering a peaceful residential setting with excellent access to local amenities and the surrounding countryside with Pishiobury Park nearby providing attractive open green space. The area is well served by highly regarded local schools, including High Wych C of E Primary School and Leventhorpe School, while Sawbridgeworth town centre offers a good selection of independent shops, cafés, restaurants nearby.



REYLANDJOWNSONRW  
TOTAL FLOOR AREA: 897 sq.ft. (83.3 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.