



Maltings Wharf, Station Road, Sawbridgeworth, CM21 9JF
Guide Price £375,000

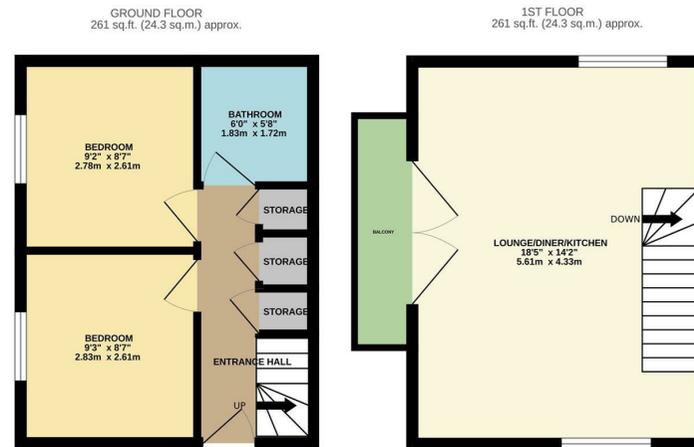
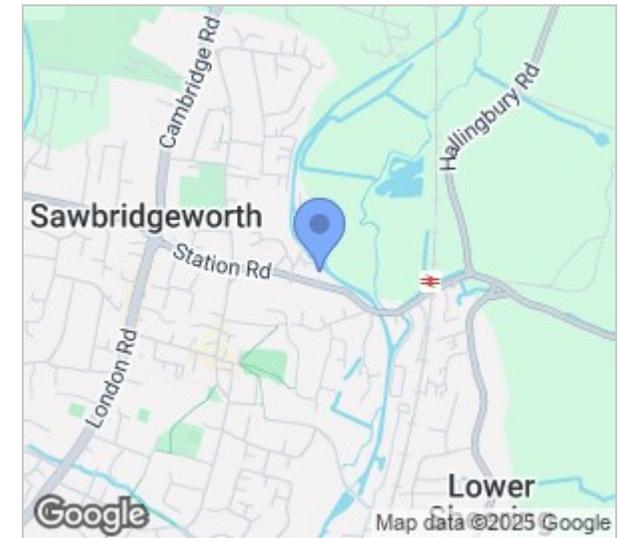
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Maltings Wharf, Station Road, Sawbridgeworth, CM21 9JF

Guide Price £375,000 to £400,000

Offered with NO CHAIN is this rarely available, two bedroom end terrace barn conversion, ideally located just a stones throw away from Sawbridgeworth Train Station. On the ground floor there is an entrance hallway leading to two bedrooms and a family bathroom with a white three piece suite plus plenty of storage, whilst upstairs there is an open plan lounge/kitchen/diner, with vaulted ceilings, character beams, a range of modern fitted wall and base units and a balcony. Outside there is a small gated front garden and allocated parking. Maltings Wharf is located just off Station Road, within walking distance of excellent Bell Street, excellent local schools, open fields and beautiful walks along the River Stort.

Please note there is a communal charge of £25 per month to maintain the parking and communal areas.



MWIREYLANDJOHNSON
 TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		88
	(69-80) C	73	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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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