



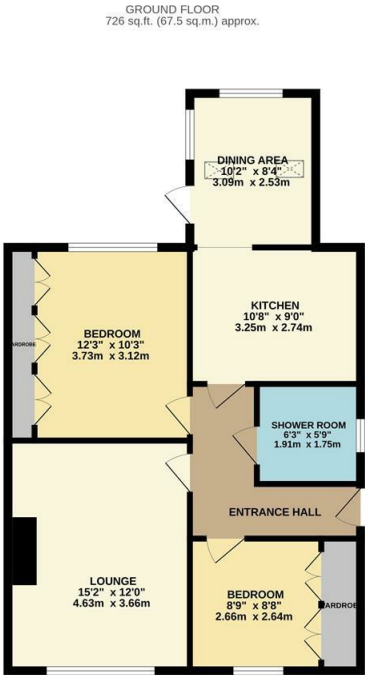
Ash Groves, Sawbridgeworth, CM21 9LN
Guide Price £425,000



Ash Groves, Sawbridgeworth, CM21 9LN

****Guide Price £425,000 - £435,000****

A well presented and extended two bedroom semi detached bungalow with a garage and parking. The property comprises an entrance hall leading to a lounge, kitchen with a range of fitted wall & base level units with work-surface areas, dining area, two bedrooms and a shower room with a modern suite. Outside the rear garden is mostly laid to lawn with a patio area and side access. Ash Groves is located just off of Sheering Mill Lane within walking distance of Sawbridgeworth train station, local shops and schools with beautiful countryside walks along the nearby River Stort.



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TOTAL FLOOR AREA: 726 sq.ft. (67.5 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 is given 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk