



Bullfields, CM21 9DF  
Sawbridgeworth

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# Bullfields, CM21 9DF

Kings Group - Church Langley are delighted to offer for sale this THREE BEDROOM MID TERRACE HOUSE situated in the heart of Sawbridgeworth, Bullfields.

This family home comprises of an entrance hall leading into a spacious family lounge, a good sized kitchen/diner with a range of wall and base units and a door leading to the rear garden.

On the first floor, you will find a generously sized master bedroom, as well as a further two well proportioned bedrooms and a family bathroom benefiting from a three piece suit. The property benefits from having an astonishing 120ft SOUTH facing rear garden mainly laid to lawn with a sizeable patio area to ideal for entertaining or relaxing in the sun. The garden also benefits from having side access. There is potential to extend subject to the usual planning constraints.

This family home situated within catchment of some of the sought after schools in Sawbridgeworth, Mandeville Primary School (0.34 miles), Spellbrook CofE Primary School (1.11 miles) and Leventhorpe (0.12 miles). The property is in very close proximity to Sawbridgeworth train station (0.7 mile - approx. 15 minutes walking distance) with direct access into London.

This property situated in a great location a short distance away from a train station, this property should not be missed especially if commuting into London. To arrange a viewing, do not hesitate to give us a call.

Offers In The Region Of  
£375,000



- THREE BED MID TERRACE HOUSE
- SECLUDED Approx.120FT SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- POTENTIAL TO EXTEND STTP

- FREEHOLD
- CLOSE TO THE TRAIN STATION WITH DIRECT ACCESS INTO LONDON
- COUNCIL TAX BAND: C
- KITCHEN/DINER

#### **Lounge 13'41 x 16'10 (3.96m x 5.13m)**

Double glazed bay window to the front aspect, single radiator, laminate flooring, open style fire place with a wooden over mantle, phone point, TV aerial point, power points, under stairs storage cupboard.



#### **Kitchen/ Diner 16'56 x 8'27 (4.88m x 2.44m)**

Double glazed windows to rear aspect, double radiator, tiled flooring, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, integrated extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, spotlights, patio door leading to the rear garden, power points.



#### **Family Bathroom 7'65 x 5'16 (2.13m x 1.52m)**

Single radiator, lino flooring, extractor fan, panel enclosed bath pedestal taps and shower attached, wash basin with mixer taps, low level W.C, part tiled walls.

#### **Master Bedroom 16'75 x 10'06 (4.88m x 3.20m)**

Double glazed windows to the front aspect, original fire place with wooden over mantle, carpeted flooring, TV aerial point, power point.



#### **Bedroom 2 8'37 x 9'64 (2.44m x 2.74m)**

Double glazed windows to rear aspect, single radiator, carpeted flooring, power points.

#### **Bedroom 3 7'98 x 9'34 (2.13m x 2.74m)**

Double glazed windows to rear aspect, single radiator, carpeted flooring, power points.

#### **Garden approx 120ft (approx 36.58mft)**

Approx. 120ft South facing garden, mainly laid to lawn with patio area, side access.



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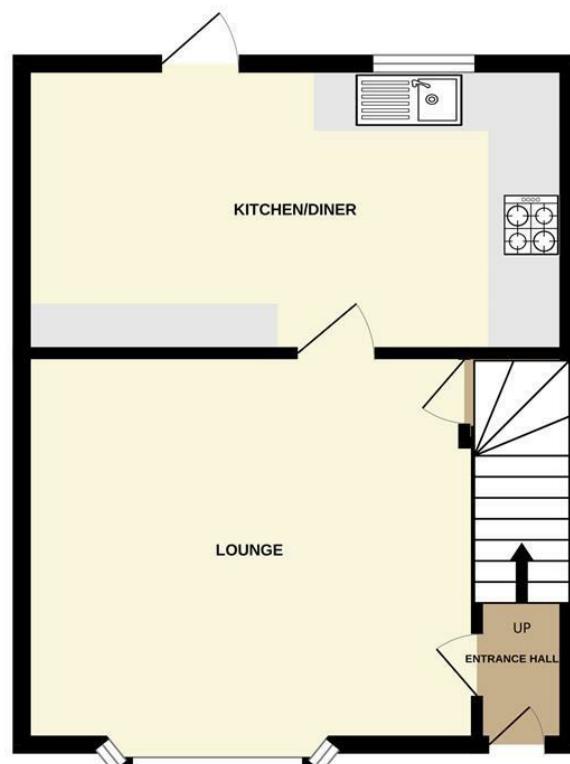


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



## GROUND FLOOR



## 1ST FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.