



**High Wych
Sawbridgeworth
Hertfordshire
CM21**

Offers In Excess Of £328,000

bettermove 

Sawbridgeworth

Bettermove are proud to present this 3 bedroom terraced house in High Wych available for immediate investment.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is D.

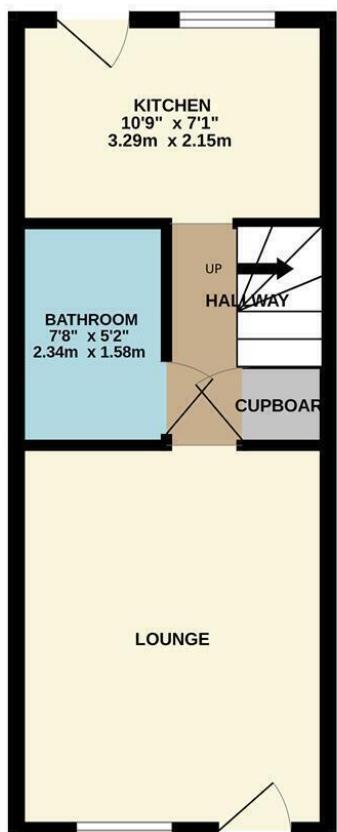
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen and the family bathroom on the ground floor. The first floor consists of 3 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of High Wych, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Harlow Mill train station (2.5 miles), various bus routes and the M11.

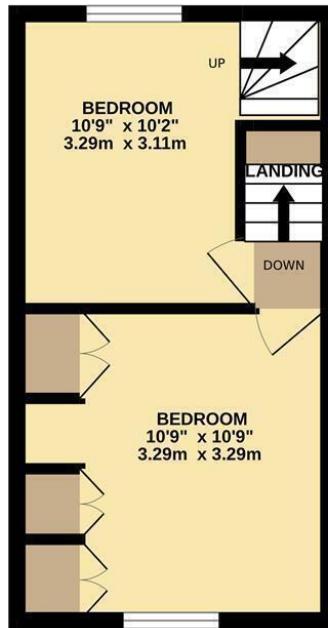
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



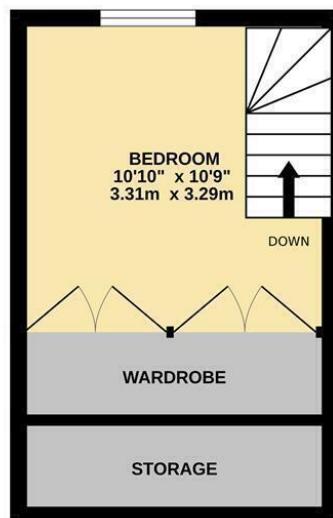
GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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 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+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



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