

3 Orchard Lea  
High Wych Road  
Sawbridgeworth  
Herts CM21 0AB



- One Bedroom Bungalow
- Single Garage & Driveway
- Rarely Available

- Scenic Surroundings
- 24 Hour Call Facility
- Adjacent to Rivers Hospital

**O.I.E.O. £200,000**

# 3 Orchard Lea

High Wych Road, Sawbridgeworth

**Folio: 15559** A one bedroom bungalow with its own garage for the over 55's. Set in a delightful rural setting on the outskirts of Sawbridgeworth in the Orchard Lea Retirement Village which enjoys 20 scenic acres which includes the Rivers private hospital and specialist nursing centre and communal centre where the residents can meet and take part in all kinds of activities.

Payment of a monthly service charge takes away all the worries of heating, lighting costs, window cleaning, gardening, building insurance, water rates, telephone rental and one meal per day is provided for each resident in the restaurant, if required. The emergency call facility operates 24 hours a day and there is a good neighbour check made.

Solid wooden panelled door, leading through into:

## Large Entrance Hall

With access to loft space, coving to ceiling, large storage cupboard, fitted carpet.

## Sitting/Dining Room

15'0 x 11'2 with sliding double glazed patio doors to front, further full height double glazed window to side and window to front, t.v. aerial point, fitted carpet.

## Kitchen

10'2 x 8'0 comprising a stainless steel single bowl, single drainer sink with hot and cold taps above and cupboard beneath, further range of matching base and eye level units with a rolled edge worktop over, complementary tiled surrounds, four ring electric hob with extractor over, recess for oven, double glazed window to rear, Whirlpool washing machine, fridge/freeze.

## Bedroom

11'4 x 9'10 with a double glazed bay window to front, built-in wardrobe, telephone point, fitted carpet.

## Shower Room

Comprising a double basin shower cubicle with a thermostatically controlled shower, wash hand basin, flush WC, electric shaver socket, fitted mirror, double glazed

window to rear, fitted cabinet, extractor fan, heated towel rail.

## Outside

There are large sunny communal gardens with pathways through to seating areas. The gardens are beautifully landscaped, easterly facing and are kept in good condition by a gardener.

## Garage

With an up and over door to front.

## Lease

125 years from 1992.

## Service Charge

Single occupancy is £336.00 per week; this payment includes heating, lighting, external maintenance, window cleaning, gardening, buildings insurance, water rates, and one three course meal a day is provided for each resident in the restaurant. For double occupancy the price is £460.11 per week.

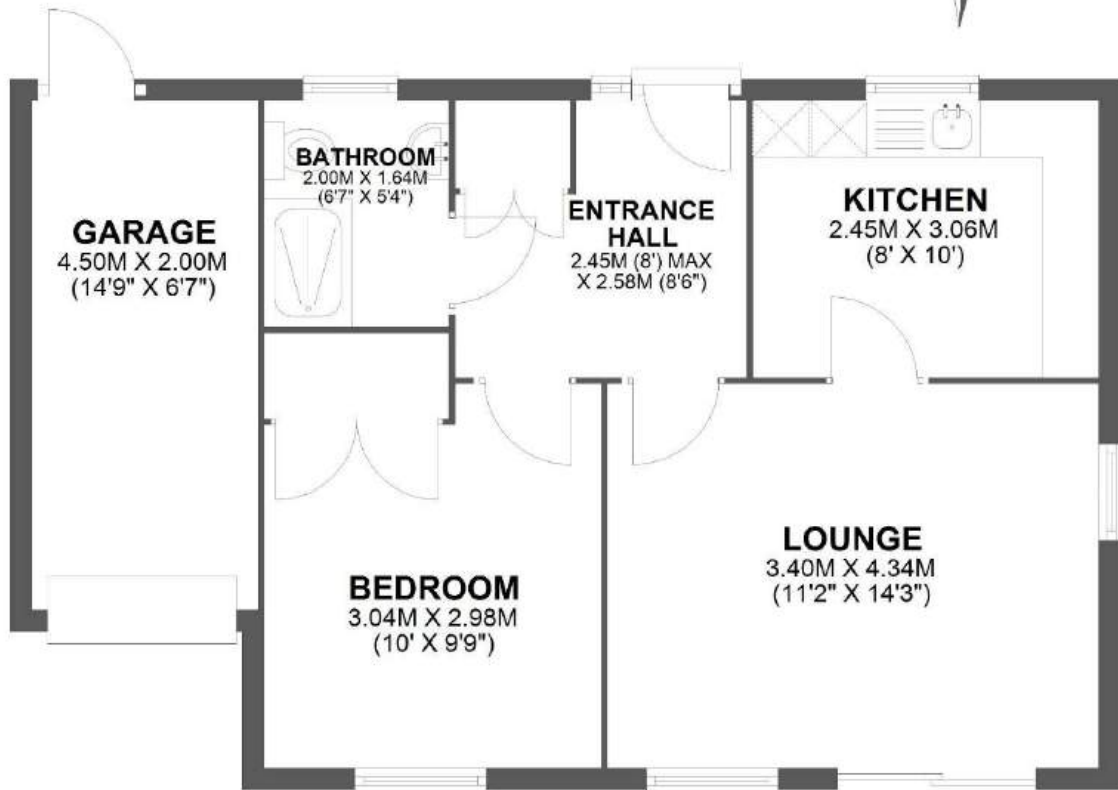
## Local Authority

East Herts District Council  
Band 'D'



# GROUND FLOOR

APPROX. 52.7 SQ. METRES (567.2 SQ. FEET)



TOTAL AREA: APPROX. 52.7 SQ. METRES (567.2 SQ. FEET)



# Estate Agents • Valuers • Land Advisors



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

Telephone: 01279 600400

Fax: 01279 600321

Email: [info@wright-co.co.uk](mailto:info@wright-co.co.uk)

Web Site: [www.wright-co.co.uk](http://www.wright-co.co.uk)

Partners: P. S. Donovan FNAEA, R. J. Williams MNAEA, S. M. Stark, W. F. Saville & J. Hawksbee