

Birchwood, Birchanger

Bishop`s Stortford, CM23

£395,000



****CHAIN FREE**** all within easy reach of Bishop`s Stortford town, train station and local schools.

A fantastic opportunity to acquire this four double bedroomed home with an en-suite, bathroom, lounge, kitchen/diner, cloakroom/WC, double length garage and driveway for three cars and a rear garden. The property is situated at the end of a cul-de-sac location within the beautiful and sought after village of Birchanger. Birchanger offers a village lifestyle but is perfectly located within 1.5 miles of Bishop`s Stortford, and Stansted Mountfitchet as well as

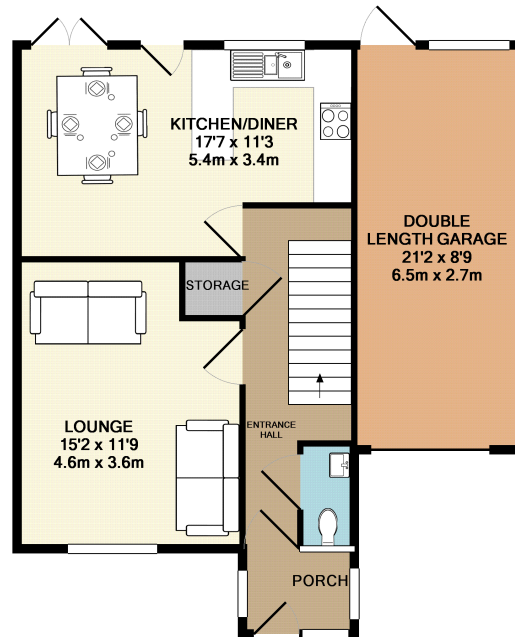


PRIORS GREEN | BENNET CANFIELD | LITTLE CANFIELD | CM6 1YE.

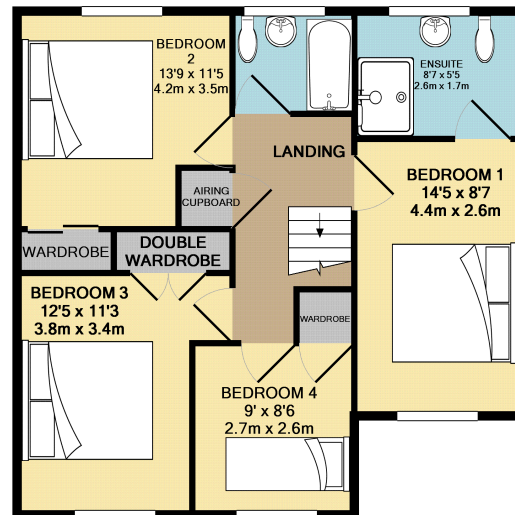
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taylormilburn
SALES & LETTINGS



GROUND FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)

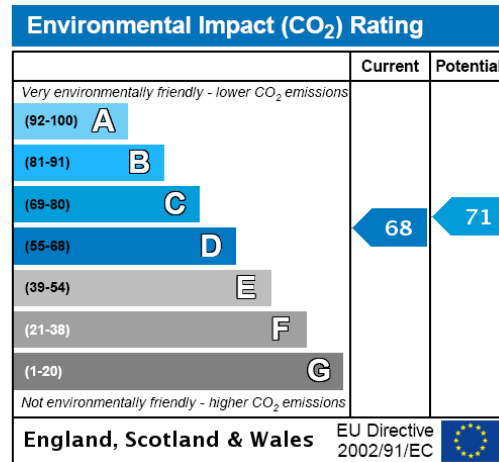
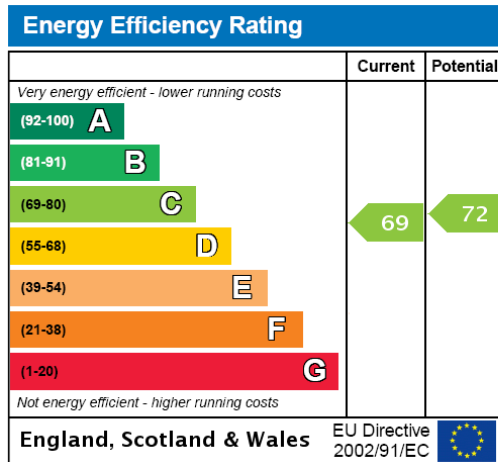


1ST FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1325 SQ.FT. (123.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance porch: Entrance door and double glazed windows to front. Door to hallway.

Hallway: Radiator, stairs to first floor, built in storage cupboard. Doors to lounge, kitchen/diner and WC. Dado rail, laminate flooring.

WC: Re-fitted WC offering a feature wash hand basin with tiled splash back and mixer tap, WC, tiled flooring, double glazed window to front.

Lounge: 15'2" xx 11'9" Double glazed window to front, radiator.

Kitchen/diner: 11'3" x 17'7" Comprising of a one and a quarter bowl sink unit inset into a granite work surface, matching range of base and wall units, integral hob and extractor hood, double oven, space for appliances including American style fridge freezer, tiled flooring, part tiled splash backs, double glazed window and French doors to rear, door to rear, underfloor heating.

Landing: Stairs to ground floor, loft access, airing cupboard.

Bedroom 1: 14'5" x 8'7" Double glazed window to front, radiator, door to en-suite.

En-suite: Comprising of a double shower cubicle with power shower, wash hand basin with mixer tap, WC, heated towel rail, tiled flooring, part tiled walls, inset ceiling spotlights, extractor fan, double glazed window to rear.

Bedroom 2: 13'9" reducing to 11'5" x 11' Double glazed window to rear, radiator, dado rail, fitted double wardrobe.

Bedroom 3: 12'5" x 11'3" reducing to 8'9" Double glazed window to front, radiator, built in double wardrobe with double doors.

Bedroom 4: 9' x 8'6" Double glazed window to front, radiator, built in wardrobe.

Bathroom: 5'1" x 6'3" Comprising of a panelled bath with power shower, wash hand basin, WC, heated towel rail, tiled flooring, tiled walls, double glazed window to rear.

Outside:

Front – Lawned front garden with mature shrubs, driveway for two to three vehicles leading to a garage with up and over door.

Garage: 21'2" x 8'9" Up and over door, power connected, door and window to rear garden, wall mounted boiler.

Rear - 32' x 32' Laid to lawn with a paved patio area and further raised patio to rear of garden. This beautiful and private walled garden is great for families and entertaining.

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