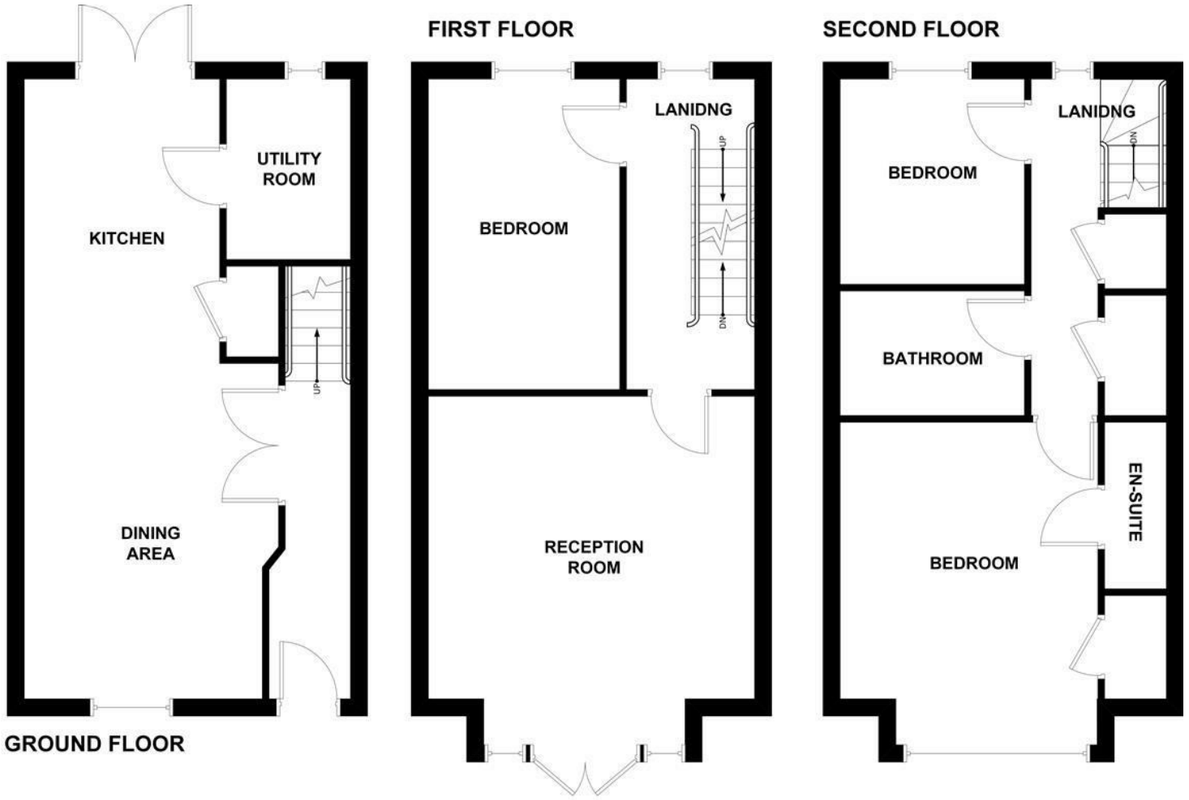

TOTAL APPROX. FLOOR AREA: 1348 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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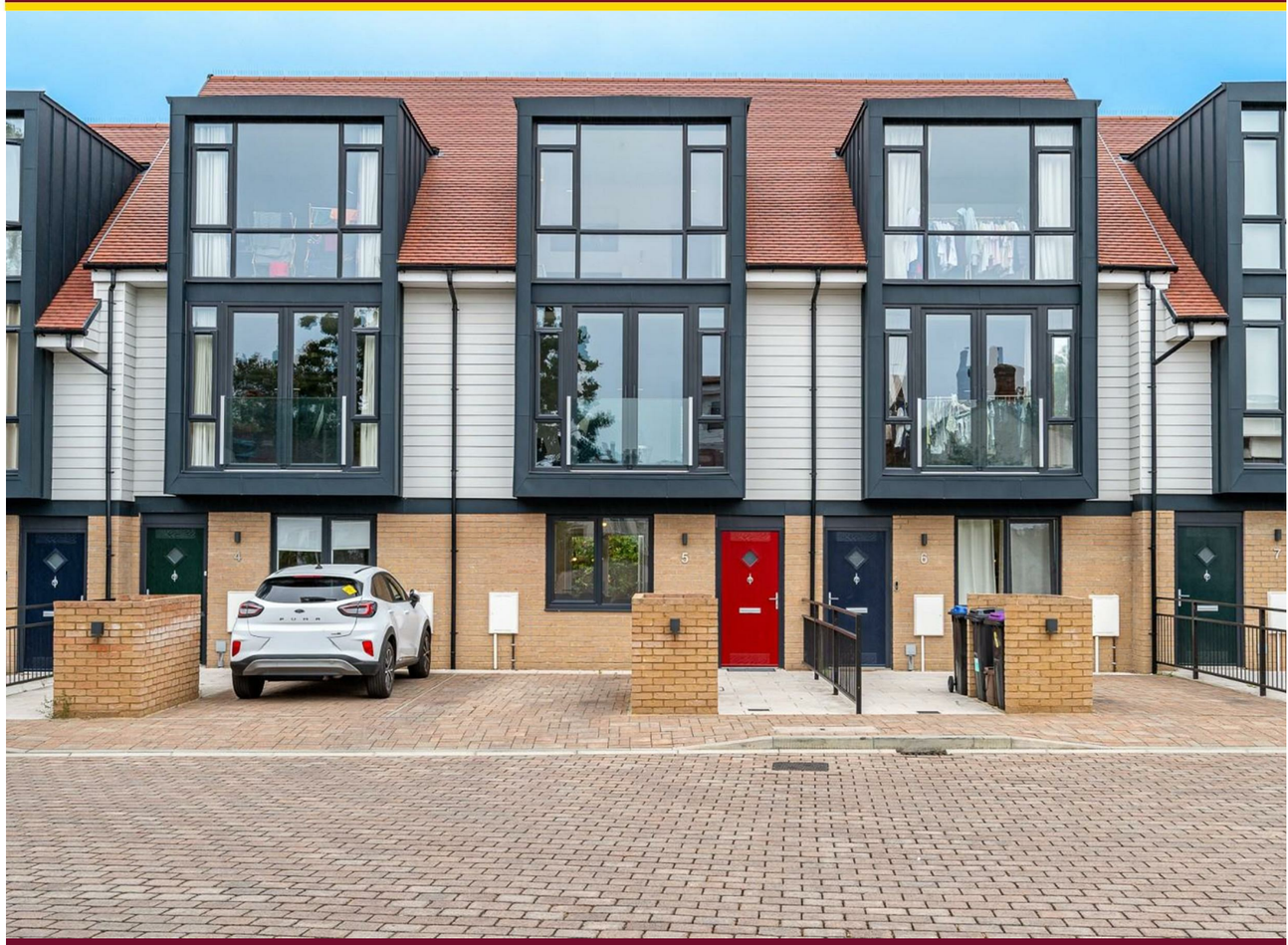
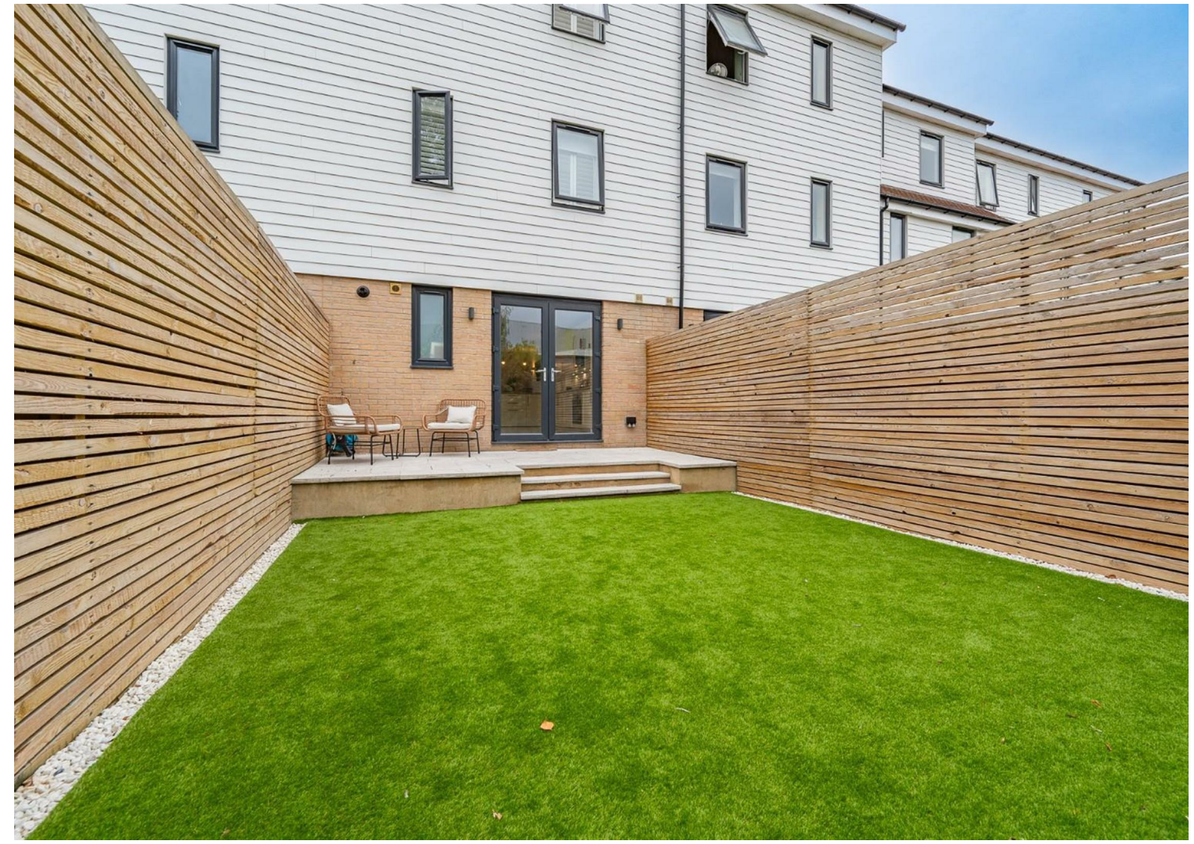


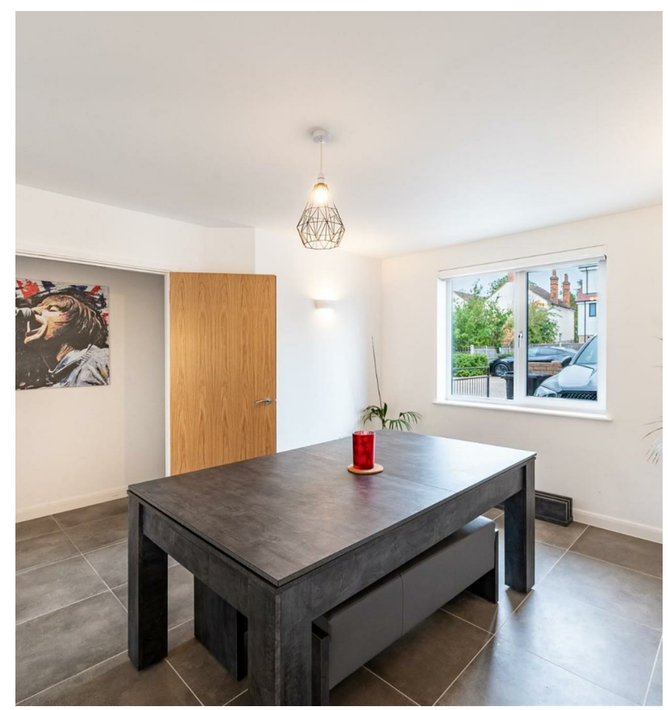
CHRISTIE CLOSE, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 5FU

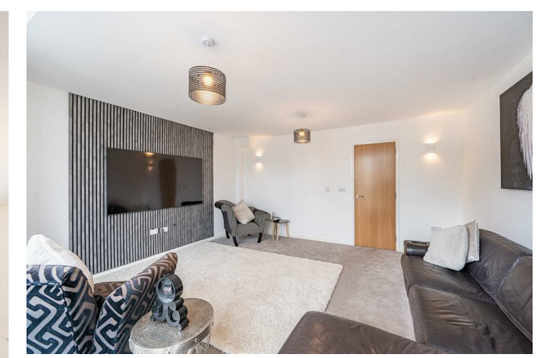
OFFERS OVER £535,000

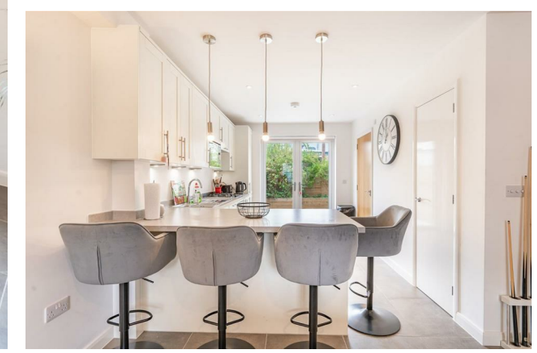


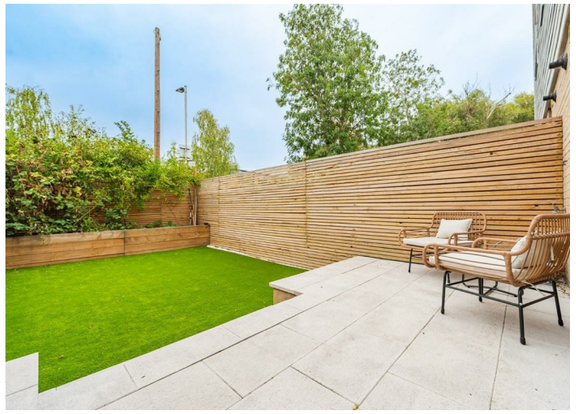
CHRISTIE CLOSE
BISHOP'S STORTFORD
HERTFORDSHIRE
CM23 5FU

Situated within a private close and just a short walk from Bishop's Stortford town centre and mainline railway station, this stunning three bedroom townhouse offers approximately 1,300 square feet of beautifully presented accommodation arranged over three floors. The property provides a contemporary and versatile living environment, complemented by an abundance of natural light and a high quality finish throughout. The well designed accommodation offers modern living across three floors, making this an ideal home for families and professionals alike. Externally, the property further benefits from private parking for two vehicles, an electric vehicle charging point and a low maintenance rear garden.









Low Maintenance Rear Garden
To the rear of the property is a patio area leading to the remainder artificial lawn with a raised bed to the foot of the garden. The garden is enclosed by contemporary timber fencing and benefits from external power points & lighting.

Parking
To the front of the property is a block paved driveway providing parking for one vehicle. The property further benefits from an additional allocated parking space.

Agents Notes
Approximately £500.00 Management Charge.
Remote Blinds Fitted Throughout.
Close To Local Secondary Schools Hockerill And Herts & Essex.
Solar Panels Are Installed.

- Three Bedroom Townhouse
- Walking Distance To Town Centre & Main Line Station
- Low Maintenance Rear Garden
- Parking For Two Vehicles
- High Standard Finish Throughout
- Open Plan Kitchen/Dining Room
- Living Room & Cloakroom/Utility Room
- En-Suite & Family Bathroom
- Abundance Of Natural Light With A Modern Living Layout
- Viewing Advised

Entrance Hall
Accessed via a UPVC partly glazed front door:- tiled flooring with underfloor heating, power points, wall mounted light fittings, inset spotlights, double doors to.

Kitchen/Dining Room
28'8" x 12'0" (8.74m x 3.66m)
UPVC double glazed window to front aspect with fitted electric blinds, UPVC double glazed French doors leading to the rear garden, base and eye level units with complimentary working surfaces over & breakfast bar area, inset 1 1/2 bowl sink with drainer unit, inset four ring gas hob with extractor over, inset oven, integrated dishwasher, integrated fridge/freezer, inset microwave, tiled flooring with underfloor heating, built-in storage cupboard, inset spotlights, wall mounted light fittings, power points, T.V point, door to.

Utility Room/Cloakroom
7'10" x 5'6" (2.39m x 1.68m)
UPVC double glazed opaque window to rear aspect, base level units with working surface over, space for washing machine, inset sink with drainer unit, tiled flooring with underfloor heating, power points.

First Floor Landing
UPVC double glazed window to rear aspect with fitted shutters, radiator, power points, stairs rising to the first floor landing, doors to.

Living Room
15'1" x 15'3" (4.60m x 4.65m)
UPVBC double glazed French doors to front aspect with Juliet balcony & electric blinds, acoustic style wood panelled wall, full height radiator, wall mounted light fittings, power points, T.V point.

Bedroom Two
14'1" x 8'11" (4.29m x 2.72m)
UPVC double glazed window to rear aspect with fitted shutters, radiator, power points, wall mounted light fittings.

Second Floor Landing
UPVC double glazed window to rear aspect with fitted shutters, built-in storage cupboard, radiator, power points, wall mounted light fittings, access to fully boarded loft, doors to.

Bedroom Three
9'2" x 9'1" (2.79m x 2.77m)
UPVC double glazed window to rear aspect with fitted shutters, radiator, power points, wall mounted light fittings.

Bathroom
Enclosed bath with concealed taps, separate shower over with glass screen, W.C, wash hand basin with vanity drawers below, wall mounted heated towel rail, wall mounted LED vanity mirror, part tiled walls, wood effect flooring, inset spotlights, extractor fan.

Principal Bedroom
14'10" x 12'2" (4.52m x 3.71m)
Full height UPVC double glazed window to front aspect with electric blinds, full height radiator, eaves storage, power points. wall mounted light fittings, LED feature lighting, T.V point, door to.

En-Suite
Enclosed shower with rainfall head & additional attachment, W.C, wash hand basin with vanity unit below, heated towel rail, LED wall mounted vanity mirror, inset spotlights, extractor fan.