



Graters Walk, Bishops Stortford, CM23

BUTLER & STAG



**Butler & Stag are delighted to offer this newly built two bedroom home to rent within the popular Stortford Fields development. These beautifully presented properties boast an impressive EPC Rating A and have been thoughtfully designed to suit modern family living.**



- Two Bedroom House
- Move In Incentive
- EPC Rating A
- New Development
- Priority For Essential Workers
- Parking

The ground floor features a bright and comfortable living room, and a contemporary kitchen/diner complete with French doors opening onto an enclosed rear garden. A convenient downstairs WC/utility room completes the layout.

Upstairs, the homes provide two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a stylish family bathroom. Each home benefits from parking for two cars, an electric vehicle charging point, and solar panels to support energy efficiency. Pets will be considered, and priority for renting will be given to essential workers.

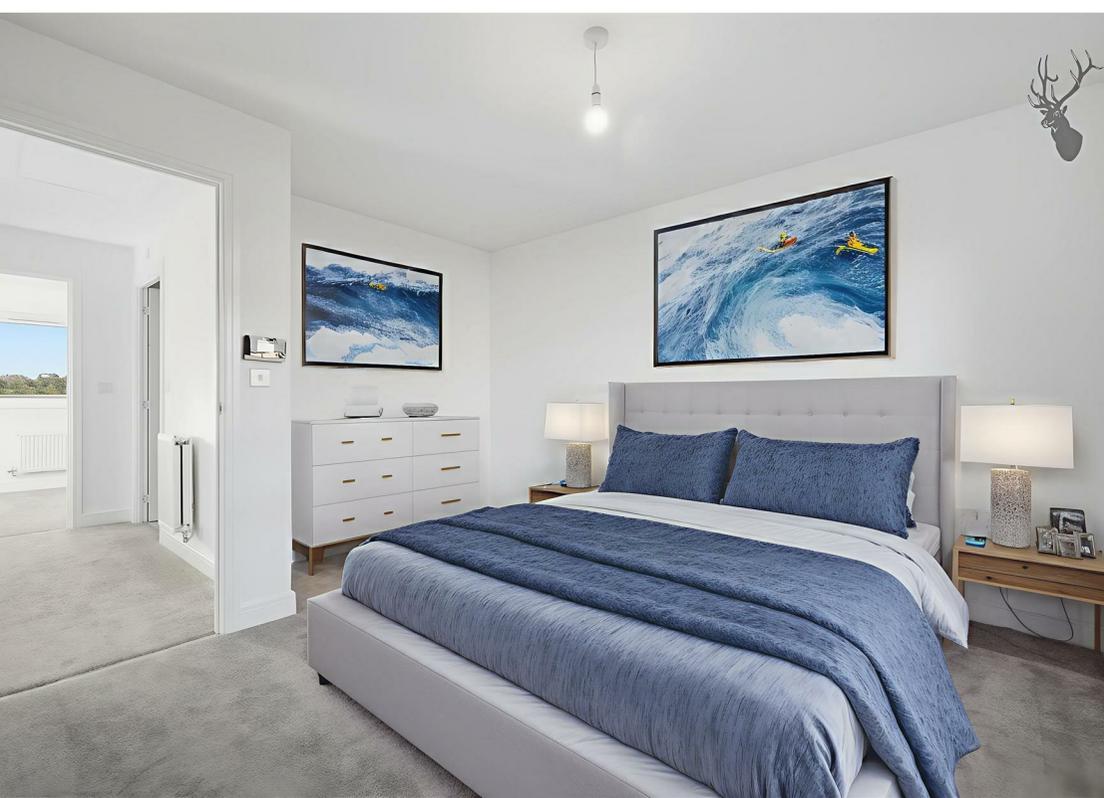
Any property agreed before 31st March will also benefit from an attractive incentive of four weeks' rent free (Terms and Conditions apply)

The Stortford Fields development is ideally positioned for families and commuters alike. The area falls within the catchment of well-regarded primary and secondary schools, making it a popular choice for those seeking quality education close to home. Bishop's Stortford town centre is within easy reach and offers a wide range of shops, cafés, supermarkets, leisure facilities and green spaces. Excellent transport links are available nearby, including convenient access to the M11 and Bishop's Stortford mainline station, providing direct services into London Liverpool Street and Cambridge.

CGI visuals were created specifically for promotional use

Council Tax Band - New Build Not Ready Yet

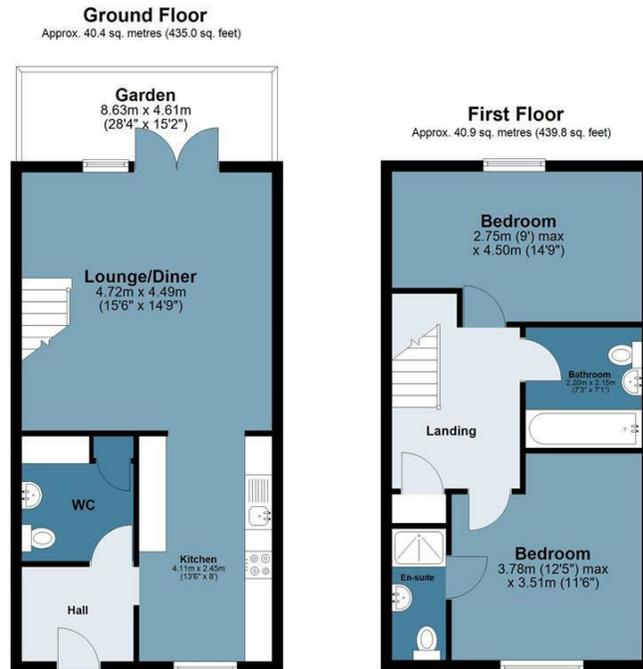




# Graters Walk

Approx. Gross Internal Area 81.3 Sq M ( 874.8 Sq Ft )

**BUTLER & STAG**



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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**BUTLER & STAG**

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.