



Wharf Road, Bishop's Stortford, CM23

BUTLER & STAG



**A well-presented and thoughtfully laid out two-bedroom home situated on Wharf Road in the sought-after market town of Bishop's Stortford. Offering approximately 53.8 sq. metres of internal space, this property combines practical living with a comfortable, modern feel.**



- Two Bedroom House
- Great Location
- Modern
- Newly Redecorated
- Good Transport Links
- Available Now

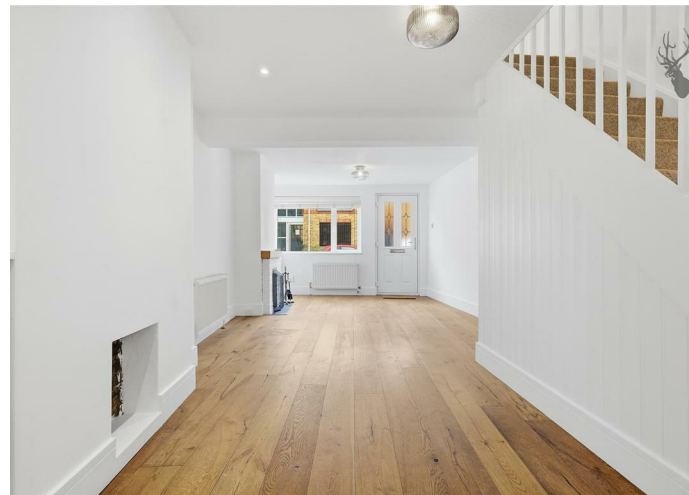
The ground floor features a bright and spacious open-plan living room extending over 22 feet, providing ample room for both relaxation and dining. To the rear, a fitted kitchen offers a functional layout with good worktop space and storage, while still maintaining a connection to the main living area. The overall design creates a welcoming and sociable environment with good natural light throughout.

Upstairs, the first floor comprises two bedrooms, including a generous principal bedroom and a second room that would suit use as a guest room, home office, or nursery. A family bathroom is also located on this floor, fitted with a bath and essential fixtures in a compact yet efficient arrangement.

The property benefits from its convenient location within easy reach of local amenities, transport links, and the town centre, where a range of shops, restaurants, and commuter services can be found. This makes it particularly appealing for those needing access to London or nearby business hubs while enjoying the charm of a well-connected Hertfordshire town.

Overall, this is a well-proportioned home offering comfortable accommodation in a desirable location, ready for immediate occupation.

Council Tax Band B

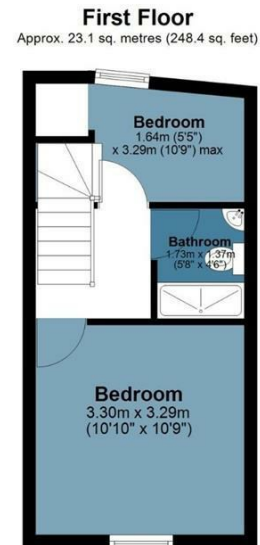
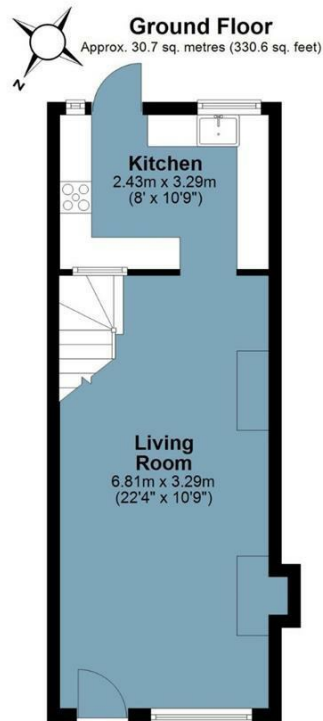




## Wharf Road

Approx. Gross Internal Area 53.8 sq. metres (579.0 sq. feet)

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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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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.

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