



PRESTIGE & VILLAGE

UK's finest properties

6, BROOK FARM CLOSE, BISHOP'S STORTFORD, CM23 4PT





A rare opportunity to purchase this Stunning double fronted five-bedroom executive home with views over the Southern Country Park and Lake. This beautiful family property offers generous well planned accommodation (with additional planning for a large ground floor rear extension) includes a large lounge with doors to the landscaped garden, Study/Home office, Kitchen/Breakfast Room with double doors to the Formal Dining Room/Snug, on the ground floor there is also an impressive entrance hall, utility room and WC. On the first floor there are 5 large double bedrooms two En-Suite shower rooms and a large family bathroom. Outside the property there is a landscaped enclosed rear garden and hot tub, to the front the property has a wide driveway offering plenty of parking leading to a double garage. Drawings and details of the Planning Permission are available at Viewing stage.







- Stunning Detached Home
- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Views of Southern Country Park
- Complete On-Ward Chain
- Double Garage
- Large Driveway











## ENTRANCE HALL

Large Impressive Entrance Hall

## STUDY

13'10 x 7'4 (4.22m x 2.24m)

## LOUNGE

23'4 x 13'10 (7.11m x 4.22m)

## KITCHEN/BREAKFAST ROOM

18'11 x 12'11 (5.77m x 3.94m)

## SNUG/DINING ROOM

13'4 x 11'8 (4.06m x 3.56m)

## UTILITY ROOM

7'5 x 5'8 (2.26m x 1.73m)

## CLOAK ROOM

Ground Floor W.C and Cloak  
Cupboard

## LANDING

Spacious First Floor Landing

## MASTER BEDROOM

16'11 x 13'5 (5.16m x 4.09m)

## EN-SUITE

Shower Room

## DRESSING ROOM

7'5 x 5'8 (2.26m x 1.73m)

## BEDROOM TWO

13'5 x 13'10 (4.09m x 4.22m)

## EN-SUITE

10' x 6'2 (3.05m x 1.88m)

## BEDROOM THREE

15'9 x 13'10 (4.80m x 4.22m)

## BEDROOM FOUR

13'2 x 10'9 (4.01m x 3.28m)

## BEDROOM FIVE

14'6 x 9'9 (4.42m x 2.97m)

## FAMILY BATHROOM

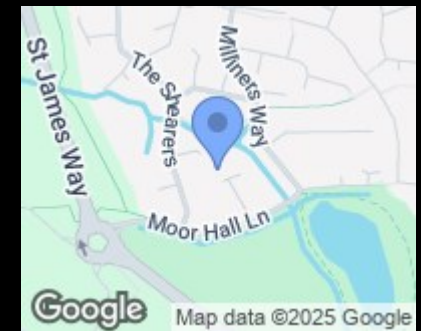
10'2 x 7'8 (3.10m x 2.34m)

## DOUBLE GARAGE

16'8 x 16'1 (5.08m x 4.90m)







Brook Farm Close is located on the very edge of St Michaels Mead in Bishops Stortford and has views over Southern Country Park. This is a 50 acre park and lake area offering beautiful walks and childrens' play areas. Bishop's Stortford has a mainline station serving Cambridge to London Liverpool Street.



Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
43-55	E		
31-43	F		
1-31	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

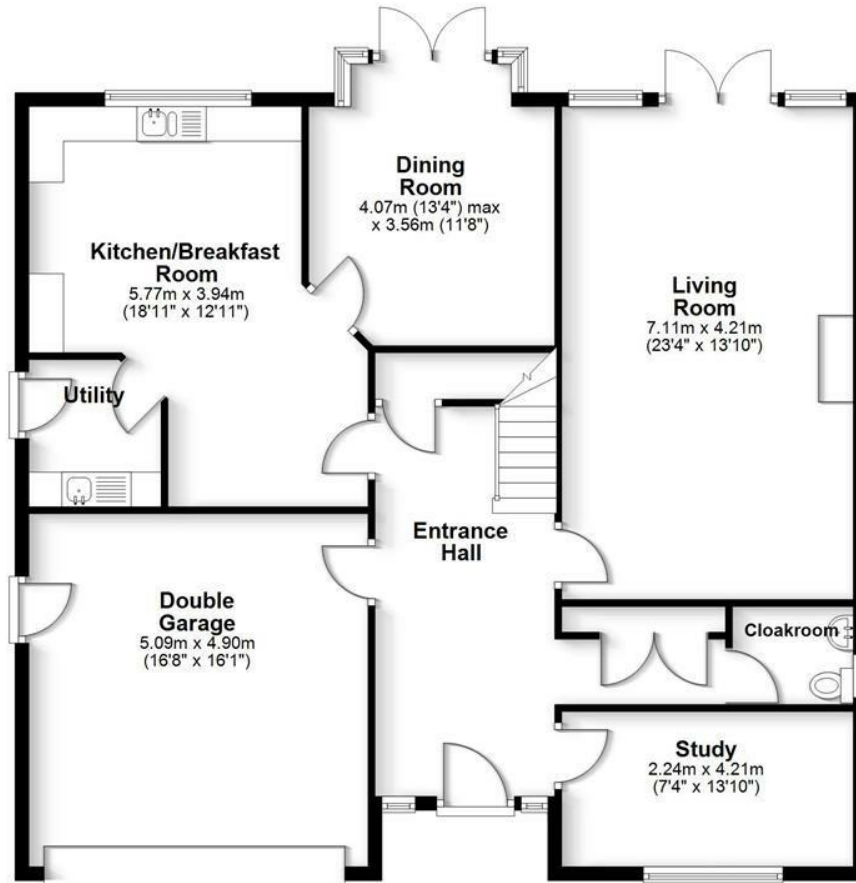
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
91-100	A		
81-91	B		
69-81	C		
55-69	D		
43-55	E		
31-43	F		
1-31	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



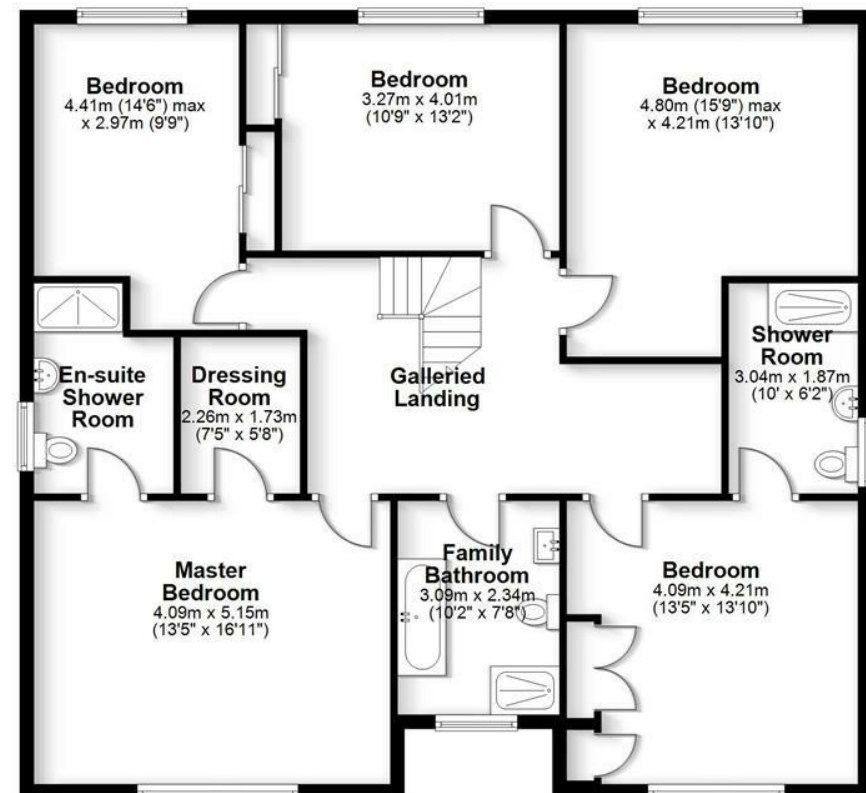
### Ground Floor

Approx. 129.1 sq. metres (1389.8 sq. feet)



### First Floor

Approx. 128.0 sq. metres (1377.6 sq. feet)



Total area: approx. 257.1 sq. metres (2767.4 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





PRESTIGE & VILLAGE

UK's finest properties

[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)