



**PRESTIGE & VILLAGE**

UK's finest properties

**BACK LANE, SHEERING, BISHOP'S STORTFORD, CM22 7NG**





Prestige & Village are delighted to offer this brand new to the market, two, three bedroom semi-detached properties in an idyllic position overlooking countryside and located in Back Lane, Lower Sheering.

The properties benefit from being walking distance to the mainline railway station with links to London Liverpool Street and Cambridge. Just a short drive away you will find shopping facilities and amenities at Harlow with Sawbridgeworth just a short walk away.

The properties are both furnished to a high standard with modern fitted kitchens, bathrooms, double glazing, gas central heating and en-suites. Internal inspections highly recommended.







- Brand New Home
- Three Bedroom Semi Detached
- Modern Fitted Kitchen Breakfast Room
- Utility Room
- Downstairs Cloakroom
- En-Suite To Master Bedroom
- Close to Mainline Railway Station
- Close to Shops & Amenities





## THE ACCOMMODATION

### COMPRISES:

Front door into:

### ENTRANCE HALL

Stairs rising to first floor

### LIVING ROOM

12'6 x 20'7 (3.81m x 6.27m)

### UTILITY ROOM

### KITCHEN BREAKFAST ROOM

17'0 x 13'11 (5.18m x 4.24m)

### DOWNSTAIRS CLOAKROOM

Low level WC. Wash hand basin.

### FIRST FLOOR LANDING

Doors leading to:

### BEDROOM ONE

10'2 x 13'11 (3.10m x 4.24m)

### EN-SUITE SHOWER ROOM

5'8 x 10'7 (1.73m x 3.23m)

Walk-in shower. Wash hand basin. Low Level Wc

### BEDROOM TWO

8'11 x 11'11 (2.72m x 3.63m)

### BEDROOM THREE

6'11 x 11'11 (2.11m x 3.63m)

### FAMILY BATHROOM

6'4 x 8'2 (1.93m x 2.49m)

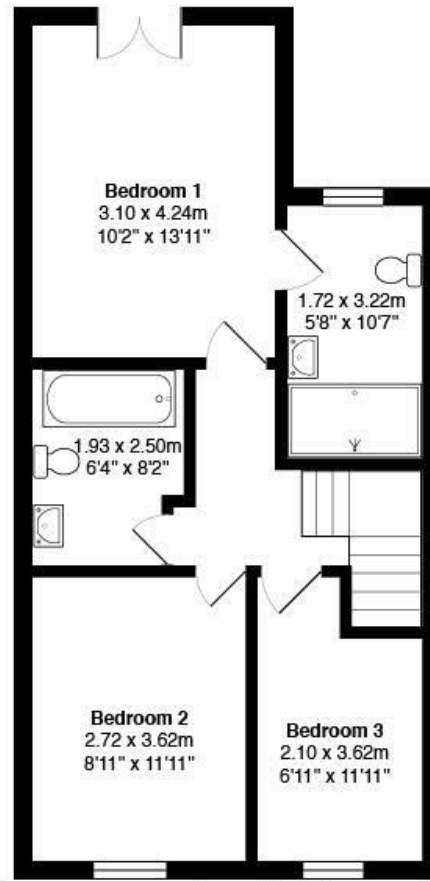
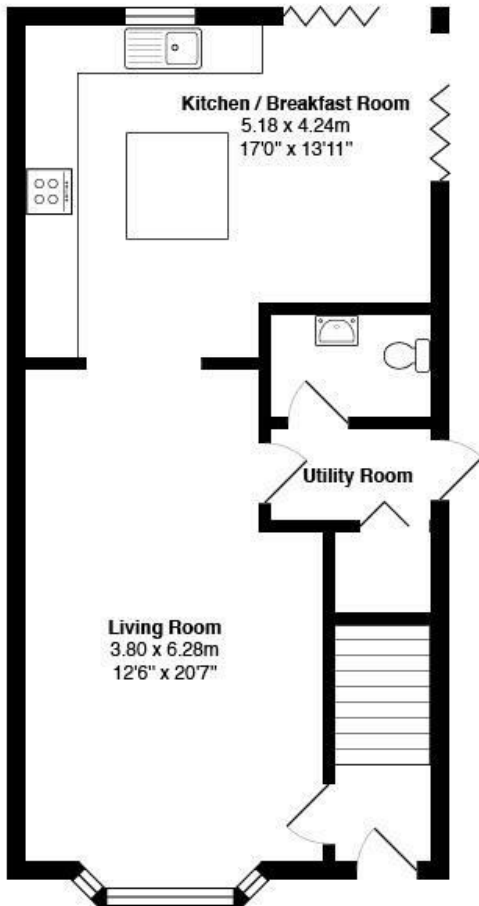
## OUTSIDE

Neatly enclosed rear garden.



# 76 Back Lane, Sheering

Total Area: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>



All measurements are approximate and for display purposes only



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	86	F	B
<small>Not energy efficient - Higher running costs</small>		<small>Not environmentally friendly - Higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	





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