



PRESTIGE & VILLAGE

UK's finest properties

WARWICK ROAD, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 5NW

Prestige & Village are delighted to be able to offer this beautiful, large, Edwardian semi-detached family home, (2,214 sq. ft) located in one of the most desirable residential roads in Bishop's Stortford offering vacant possession. Warwick Road is extremely well located for the town centre, Bishop's Stortford mainline railway station (with links to Cambridge, London Liverpool Street and Tottenham Hale and Stansted Airport). Within easy driving distance of All Local Road Links (M11 & M25). Located close to excellent schooling; the Herts and Essex High School, Hockerill Anglo European Language School and Thorn Grove Primary school. The property is arranged over three floors and is set with-in the upper section of this tree lined, beautiful residential cul-de-sac.





- Large Edwardian Five Bedroom Semi-Detached Luxury Family Home offering Vacant Possession
- Situated in One of the Most Desirable & Sought After Locations in Bishop's Stortford
- Everything in Town at Your Fingertips, No Need to Use a Car or Transport to Access Bishop's Stortford's Multiple Amenities
- Three Beautiful, Bright & Airy Reception Rooms, Four Bath/Shower/ Cloakrooms (The Master Bedroom En-Suite is Brand New)
- Fantastic Recently Completed Purpose Built Garden Studio/Office with Power, Light & Broadband
- Luxury Modern Fully Fitted Kitchen/Entertainment Room with Twin Double Opening Doors to Garden
- Within Five Minutes Walk of the Town Centre and Mainline Railway Station to London Liverpool Street & Cambridge City
- Driveway and Parking for Two Cars With Electric Car Charging Point, Leading to Garage with Planning Permission Until March 2024
- With-in Easy Access to All Major Road Links (M11 & M25) and London Stansted International Airport
- Private South Facing Rear Garden with Side Access





### ENTRANCE HALL

14'1" x 5'8" (4.29m x 1.73m)  
Under stair cupboard and stairs to first floor

### ENTRANCE & DRIVEWAY

There is a drive with parking for two cars and an electric car charging point.

### LIVING ROOM

13'6" x 12'5" (4.11m x 3.78m)  
Feature Edwardian fireplace with marble surround and hearth, beautiful large bay window to front.

### FAMILY ROOM

12'4" x 10'5" (3.76m x 3.18m)  
Feature fireplace, window to side.

### DOWNSTAIRS CLOAKROOM

6'8" x 2'11" (2.03m x 0.89m)  
Modern suite comprising low level w/c and wall mounted wash hand basin.

### KITCHEN/BREAKFAST ROOM

12'11" x 11'1" (3.94m x 3.38m)  
Full range of modern base, wall and full length units incorporating built-in appliances microwave and fridge, full length units with large cooking island with granite worktops double oven and gas hob, double set of French doors to rear garden.

### DINING AREA

12'11" x 11'8" (3.94m x 3.56m)  
Open plan kitchen and second pair of French doors to rear garden.

### UTILITY ROOM

8'5" x 5'9" (2.57m x 1.75m)  
Door to side path leading to garden and window to side, plumbing for automatic washing machine, space for dryer, recessed sink unit with mixer tap, range of wall and base units with worktops, large storage cupboard.

### FIRST FLOOR LANDING

12'9" x 10'11" (3.89m x 3.33m)  
Stairs to second floor and built-in airing/storage cupboard.

### PRIMARY BEDROOM

16'5" x 13'6" (5.00m x 4.11m)  
Extensive range of built-in wardrobes, feature fireplace, two impressive sash windows to front.

### LUXURY EN-SUITE SHOWER ROOM

10'4" x 7'11" (3.15m x 2.41m)  
Stunning recently fitted, luxury suite comprising vanity wash hand basin units with cupboards under, large fully tiled shower cubicle with rain forest

shower, low level w/c, tiled floor, heated towel rail and window to side.

### BEDROOM TWO

12'10" x 11'7" (3.91m x 3.53m)  
Twin windows to rear.

### BEDROOM THREE

12'10" x 9'11" (3.91m x 3.02m)  
Window to rear.

### FAMILY BATHROOM

13'1" x 8'5" (3.99m x 2.57m)  
Panelled bath with hot & cold mixer and shower attachment, separate fully tiled shower cubicle, wash hand basin with storage cupboard under, low level w/c, window to side and heated towel rail.

### SECOND FLOOR LANDING

4'6" x 3'5" (1.37m x 1.04m)  
Door to:-

### BEDROOM FOUR

17'3" x 16'0" (5.26m x 4.88m)  
Triple Sky Window to front aspect, feature brick chimney breast, eaves storage.

### BEDROOM FIVE

12'9" x 12'7" (3.89m x 3.84m)  
Window to rear aspect, and eaves storage.

### SECOND FLOOR SHOWER ROOM

9'2" x 4'6" (2.79m x 1.37m)  
Shower cubicle, wash hand basin, low level w/c. Window to side and heated towel rail

### GARAGE

14'6" x 7'11" (4.42m x 2.41m)  
Garage has planning permission to alter which expires March 2024 if not started. It currently has up & over door to front and walk in door at rear, power & light laid on

### GARDEN STUDIO/OFFICE

11'8" x 9'10" (3.56m x 3.00m)  
Ideal for anyone that works from home, this large, bright and airy purpose built office/studio has it's own broadband, lighting, power and heating.

### ENCLOSED PRIVATE GARDEN

Good sized rear garden laid mainly to lawn with patio area and side path to front and garage.



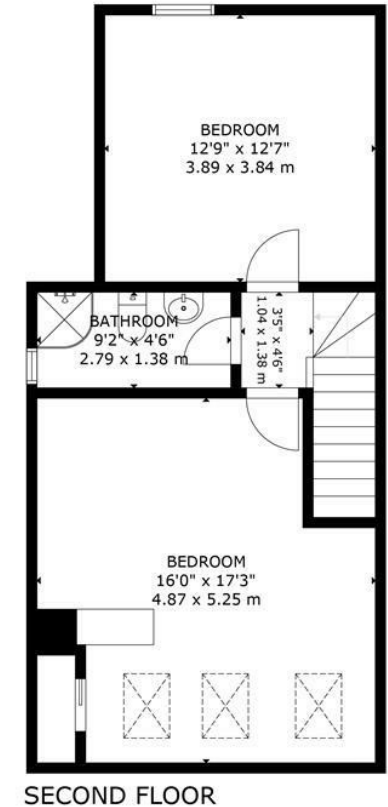
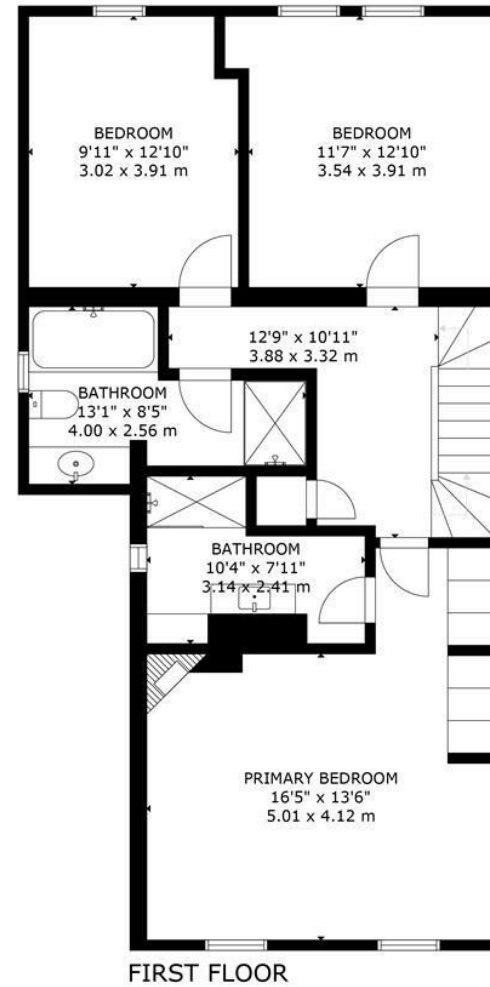
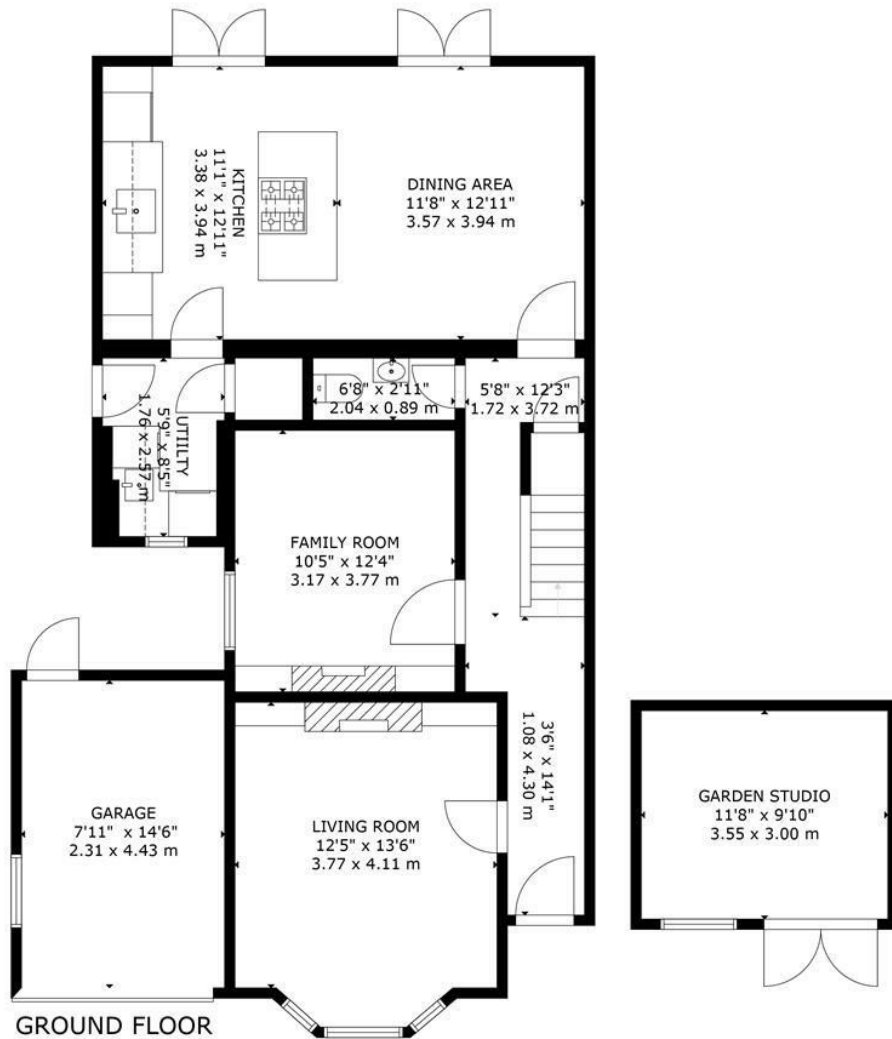


East Herts  
Band G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79	B	B
57	57	C	C
39	39	D	D
21	21	E	E
5	5	F	F
1	1	G	G

England & Wales  
EU Directive 2002/91/EC

WARWICK ROAD, BISHOP'S STORTFORD  
 Total Approximate Internal Area: 206m sq/ 2219 sq ft



EXCLUDED AREA: GARDEN STUDIO: 11 m<sup>2</sup>/115 sq.ft, GARAGE: 15 m<sup>2</sup>/158 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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