



PRESTIGE & VILLAGE

UK's finest properties

THE STREET, SHEERING, CM22 7LY

GUIDE PRICE: £900,000 to £925,000

Prestige & Village are delighted to bring to market this wonderful five bedroom detached house that is immaculately presented throughout. It has parking for multiple vehicles plus a garage to the front and superb entertaining areas to the rear.

It is situated in the village of Sheering, on the outskirts of Old Harlow and close to Hatfield Heath.

It is close to junction 7A on the M11 with quick links to Stansted Airport. The village has a pub, post office and village stores.





- GUIDE PRICE: £900,000 TO £925,000
- Immaculately presented throughout
- Five Bedroom Detached Property
- 3 Bathrooms
- Fitted Kitchen
- Village Location
- Walking distance to primary school
- Ample parking and garage
- Gym / Study
- Superb outside entertaining space







ENTRANCE HALL

A warm, light and airy welcome into this home, with plenty of made to measure storage.

KITCHEN

16'0" x 9'10" (4.89 x 3.02)

Fully fitted kitchen with an island. Oak worktops with plenty of bespoke fitted cupboards and built in appliances

SITTING ROOM

26'0" x 12'1" (7.94 x 3.69)

This big bright room flows from the kitchen and is large enough to accommodate your dining table and sitting area.

The sitting area has bespoke stylish cabinetry creating plenty of storage solutions.

There are bifold doors, with blinds secured within the glass leading to the rear garden.



FAMILY ROOM

13'0" x 11'9" (3.97 x 3.59)

This family room has a warm snug feeling and like the rest of this home is beautifully decorated.

UTILITY ROOM

8'4" x 5'9" (2.56 x 1.77)

DOWNSTAIRS WC

BEDROOM 1

14'9" x 12'5" (4.51 x 3.79)

With an en-suite and walk in wardrobe

EN-SUITE

BEDROOM 2

16'0" x 13'6" (4.89 x 4.12)

With built in wardrobes and an en-suite

EN-SUITE

BEDROOM 3

44'7" x 28'10" (13.6 x 8.8)

BEDROOM 4

11'8" x 8'9" (3.56 x 2.68)

BEDROOM 5

12'3" x 11'2" (3.74 x 3.41)

BATHROOM





GARDEN

The garden has power and lighting, a decked area, perfect for sunbathing. Gated side access and an immaculate AstroTurf lawn.

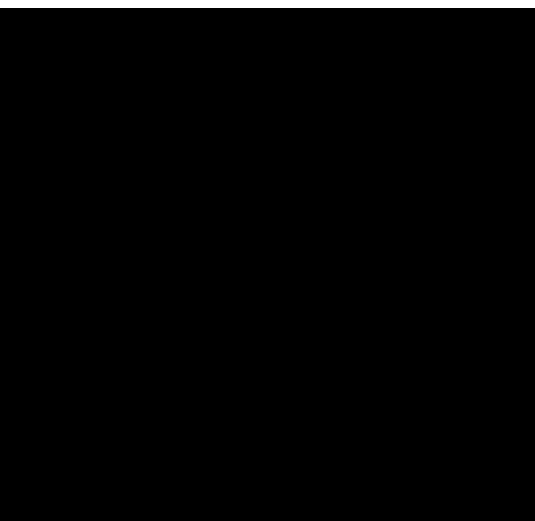
There is also a superb outside living area, with a fully fitted bar area and seating, all of which is perfect for entertaining.

GARAGE/GYM/OFFICE

To the front of the property there is a timber built garage.

This is currently being used as a gym but could easily be an office for a hybrid worker.

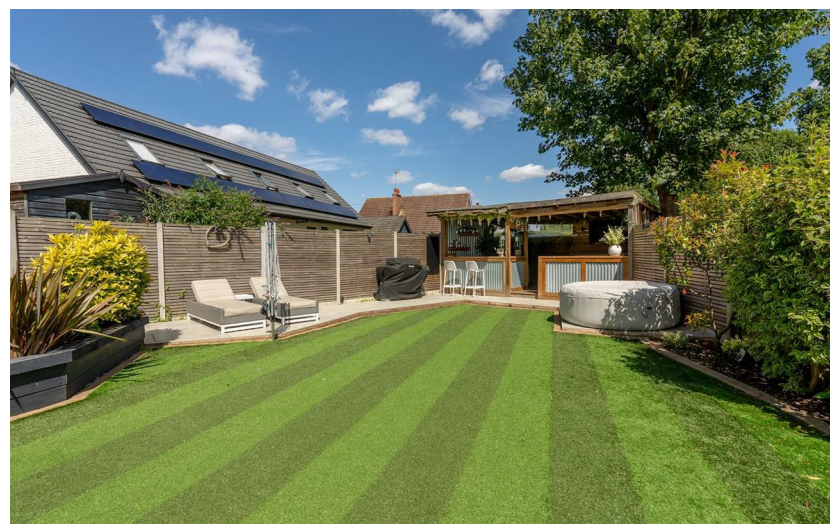








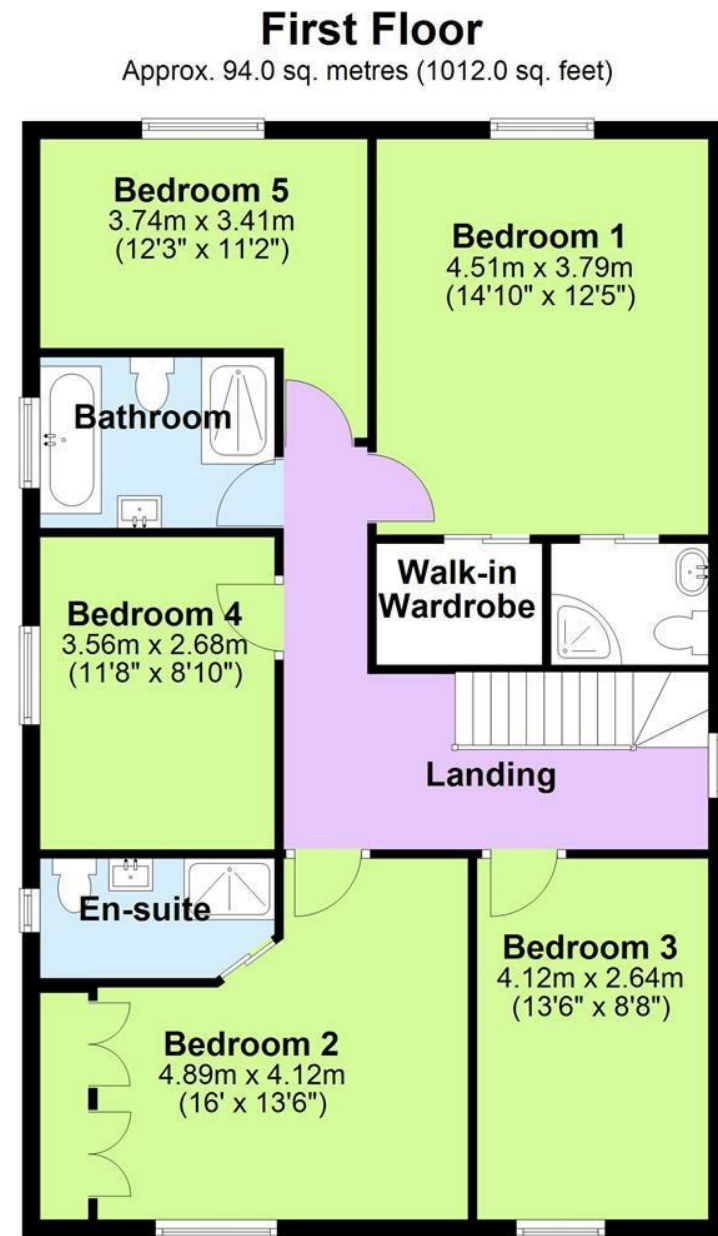
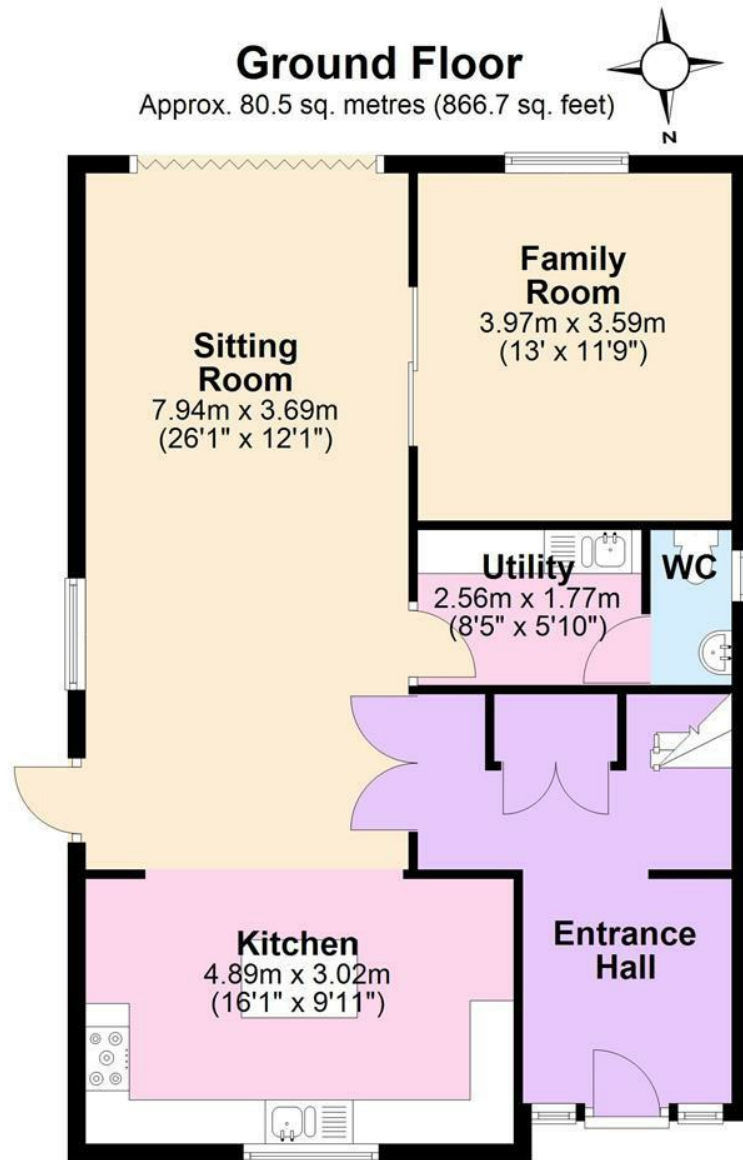
these are general direction to the property



Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
		79	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
37-45	A		
31-36	B		
26-30	C		
21-25	D		
16-20	E		
11-15	F		
6-10	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Total area: approx. 174.5 sq. metres (1878.7 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.



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