



**PRESTIGE & VILLAGE**

UK's finest properties

**36, HAVERS LANE, BISHOP'S STORTFORD, CM23 3PB**

Prestige & Village are delighted to offer this three-bedroom detached property in the wonderful location of Havers Lane. The property offers three bedrooms, a modern fitted kitchen, sitting/dining area and conservatory. With large front and rear gardens there is the opportunity to extend the current property (there has been planning consent previously, but this has now lapsed).

Set in an ideal location it is close to Bishops Stortford mainline train station, schooling, the Town Centre offering shops and restaurants and other amenities.





- Three Bedroom Detached Family Home
- Good Size Front & Rear Gardens
- Modern Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Close to Mainline Train Station
- Conservatory
- Well Presented Throughout
- Popular Location
- Sitting Room/Dining Area







## THE ACCOMMODATION

### COMPRISES:

Hardwood door to:

### ENTRANCE HALLWAY

with tiled floors. Radiator with cover. Doors through to lounge. Stairs to first floor landing with stair lighting. Under-stairs storage cupboard.

### LOUNGE

11'11 x 13'7 (3.63m x 4.14m)  
Bay windows. Feature fireplace. Mirror panelled walls either side. Spotlights to ceiling. Panelled radiator.

### KITCHEN

18'4 x 11'0 (5.59m x 3.35m)  
A modern fitted kitchen with Quartz work surfaces. Eye and base level units. One and half bowl sink unit. Oven and grill. Extractor hood. Electric hob. TV point. Spotlights to ceiling. Breakfast bar area. Space for washing machine. Space for fridge freezer. Doors to conservatory. Dining area. Double glazed window to rear aspect.

### CONSERVATORY

9'10 x 9'7 (3.00m x 2.92m)  
Doors leading out to rear garden. Casement windows to all aspects.

### FIRST FLOOR LANDING

With stair light landing. Hatch to loft. Window to side aspect.

### BEDROOM ONE

10'10 x 11'10 (3.30m x 3.61m)  
Feature wall to one wall. Panelled radiator. TV and telephone points. Double glazed window to front aspect.

### BEDROOM TWO

10'10 x 10'11 (3.30m x 3.33m)  
Built-in cupboards. Double glazed window to rear aspect. Panelled radiator.

### BEDROOM THREE

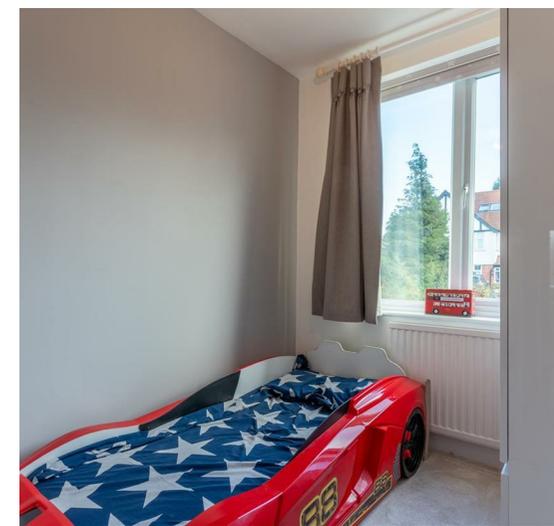
6'11 x 7'3 (2.11m x 2.21m)  
Panelled radiator. Double glazed windows to front aspect.

### BATHROOM

6'11 x 6'7 (2.11m x 2.01m)  
A three-piece suite. Tiled walls. Thermostatically controlled shower unit. Vanity mirror. Low level WC. Wash hand basin.

### GARDENS

40' (12.19m)  
Front and rear gardens approximately 40' (12.19) in length with side, front and rear accesses. The front garden is mainly laid to lawn with garden path leading to front gate access. To the rear there is a decking area and path leading to rear access.





At M11, junction 8, take the A120 exit to Stansted Airport/Colchester/B. Stortford At the roundabout, take the 5th exit onto A120 At the roundabout, take the 1st exit onto Dunmow Rd/A1250 At the roundabout, take the 2nd exit and stay on Dunmow Rd/A1250 Go through 1 roundabout Turn left onto London Rd/A1060 At the roundabout, take the 3rd exit onto London Rd/B1383 At the roundabout, take the 2nd exit onto South Rd/B1529 Turn left onto



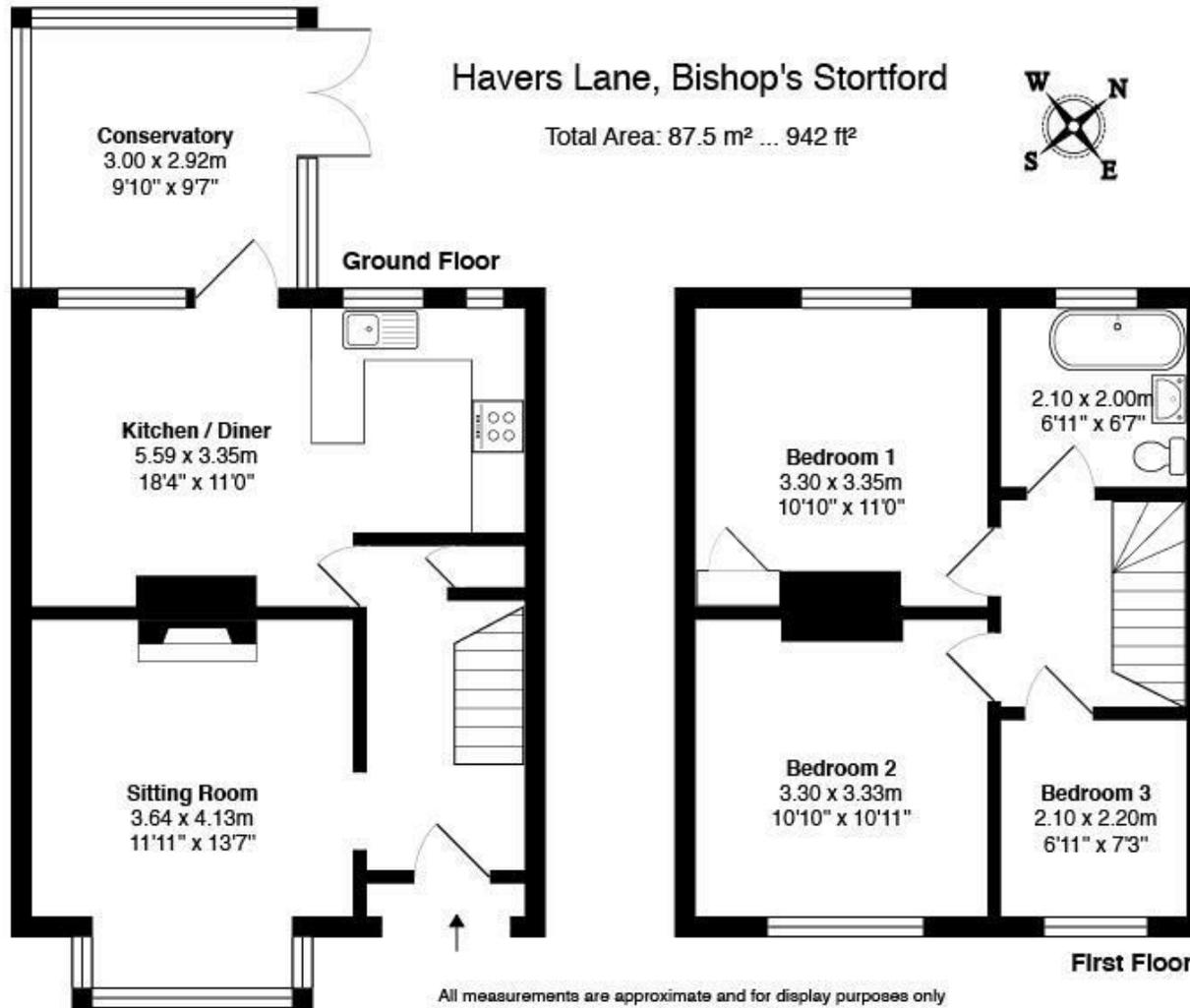
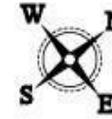
## Band

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
91-100 A			91-100 A		
81-90 B			81-90 B		
71-80 C			71-80 C		
61-70 D			61-70 D		
51-60 E			51-60 E		
41-50 F			41-50 F		
1-40 G			1-40 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		85			
		60			

England & Wales EU Directive 2002/91/EC

# Havers Lane, Bishop's Stortford

Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>



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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