



131A, HADHAM ROAD, BISHOP'S STORTFORD, CM23 2QB



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A unique opportunity to purchase this stunning three bedroom detached bungalow situated in its own private enclave just off Hadham Road on the favoured North West side of town. The property sits centrally to a large garden and offers tremendous scope for further Development (STP). The current accommodation comprises a large beautifully presented lounge, home office/snug, Large kitchen/breakfast room, three bedrooms including a huge master suite with En-Suite shower room and further family bathroom.





- Detached Bungalow
- Potential for Development
- North West Side of Town
- Private Driveway
- Large Gardens
- Walking Distance Of Schools
- Close To Town Centre
- Three Large Bedrooms







LOUNGE/DINING

26'3 x 19'3 (8.00m x 5.87m)

KITCHEN/BREAKFAST ROOM

17'7 x 11'6 (5.36m x 3.51m)

HOME OFFICE/SNUG

13'10 x 11'4 (4.22m x 3.45m)

MASTER SUITE

17'8 x 16'5 (5.38m x 5.00m)

EN-SUITE

Bath/Shower Room

BEDROOM TWO

13'7 x 11'10 (4.14m x 3.61m)

BEDROOM THREE

11'6 x 8'2 (3.51m x 2.49m)

FAMILY BATHROOM

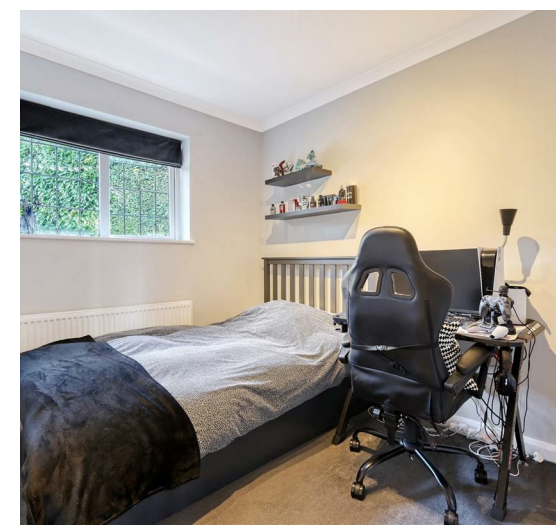
Family Shower Room

OUTSIDE

One of the best features of the property is undoubtedly its private garden grounds. Situated on a generously sized plot which surrounds the property and is enclosed by brick walls, fencing and mature hedges. The remainder is mainly laid to lawn but includes a number of established beds and borders as well as mature shrubs and plants. The garden also offers attractive paved

and decked spaces for entertaining and timber storage unit (light and power) plus pathway around the house, lighting and outside tap.

The property is approached from a long driveway set back from Hadham Road and leads to the large, gated parking area which offers space for approximately ten vehicles.





Bishop's Stortford is a historic market town and civil parish in the East Hertfordshire district. It is in the London commuter belt, near the border with Essex, just west of the M11 motorway and Stansted Airport, 28 miles north-east of Charing Cross and 35 minutes by rail from Liverpool Street station. The district of East Hertfordshire, was ranked as the best place to live in the UK by the Halifax Quality of Life annual survey in 2020.



East Herts
Band F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower energy costs	Current	Potential	Why environmentally friendly - lower CO ₂ 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		
31-40 G			31-40 G		
1-30 H			1-20 H		

Not energy efficient - higher energy costs
EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC

England & Wales

Ground Floor

Approx. 148.4 sq. metres (1597.0 sq. feet)



Total area: approx. 148.4 sq. metres (1597.0 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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