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*Established 1986*

*Independent Estate Agents and Valuers*



**47, High View, Birchanger, Hertfordshire, CM23 5QG**

**Offers over £350,000**

Situated in a peaceful cul-de-sac setting, this three-bedroom family home combines practical living space with excellent connectivity. Ideally located for commuters, the property offers convenient access to the M11, Stansted Airport, and mainline rail links into London and Cambridge. The accommodation is arranged over two levels and includes a ground floor WC, while modern comforts such as a Worcester gas-fired combination boiler and full double glazing ensure efficiency and ease of living.

Outside, the property enjoys a generous rear garden with gated side and rear access, along with a garage en bloc, one allocated parking space and ample on-street parking. Set within the charming village of Birchanger, the home benefits from a welcoming community and a range of local amenities, including a Village Hall, Sports & Social Club, Recreation Ground and Primary School—making it an excellent choice for families and commuters alike.

The Council Tax Band is D / The EPC Rating is C

**Entrance Hall**

With stairs to the first floor, doors to living areas and under-stairs storage cupboard with electric meter and light.

**Ground Floor Cloakroom**

With WC.

**Sitting/Dining Room**

17'10" x 11'11" max (5.46m x 3.64m max)

Large and bright reception room with fireplace and sliding doors opening onto the rear garden.



**Fitted Kitchen**

Fitted with a range of wall and base units, space for fridge/freezer, space for washing machine, space for cooker and wall mounted gas fired Worcester boiler.



**First Floor Landing**

With access to the loft space which is insulated, doors to all rooms and airing cupboard with electric heater.

**Bedroom 1**

14'0" max x 9'1" (4.28m max x 2.78m)

Double bedroom.



**Bedroom 2**

12'0" x 8'5" (3.66m x 2.59m)

Double bedroom.



**Bedroom 3**

9'0" x 7'2" (2.76m x 2.20m)

Single bedroom.



**Bathroom**

8'5" x 5'6" (2.58m x 1.69m)

With bath, WC and basin.



**Rear Garden**

Spacious garden with patio, lawn and shed. There is gated side access leading to the front of the property and a gate in the rear boundary leading to the garage.



**Private Parking**

There is an allocated parking space within the parking area to the front of the houses. The space is the second on the left as you look at the houses.

**Single Garage En Bloc**

15'6" x 7'11" (4.74m x 2.43m)

Located behind the rear garden with an up and over door. The garage block is the one closest to the garden and the private garage is the third in from the right side.

**Front**

There is a private front garden and on street parking.

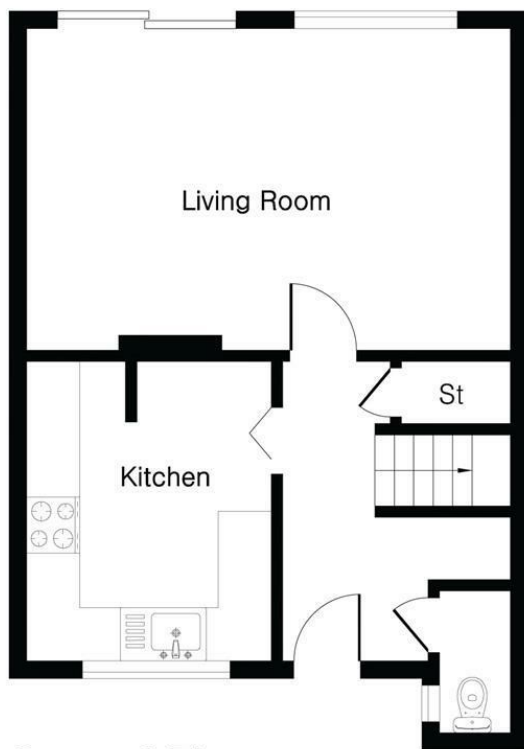
**Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

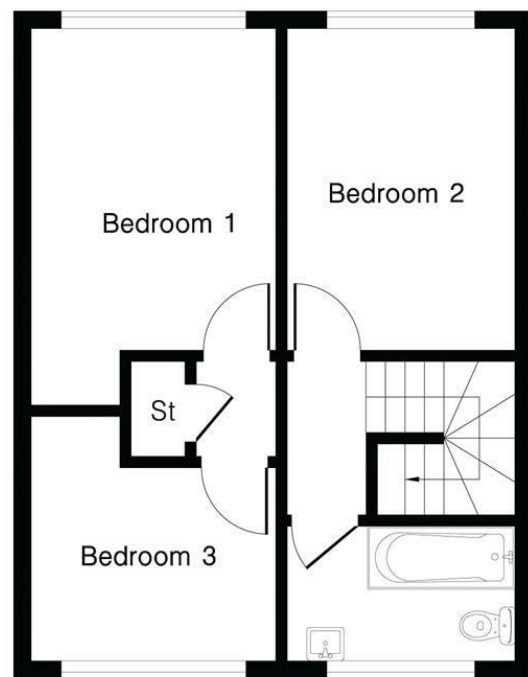
**Approximate Gross Internal Area 847 sq ft - 79 sq m**

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 420 sq ft – 39 sq m



Ground Floor



First Floor