



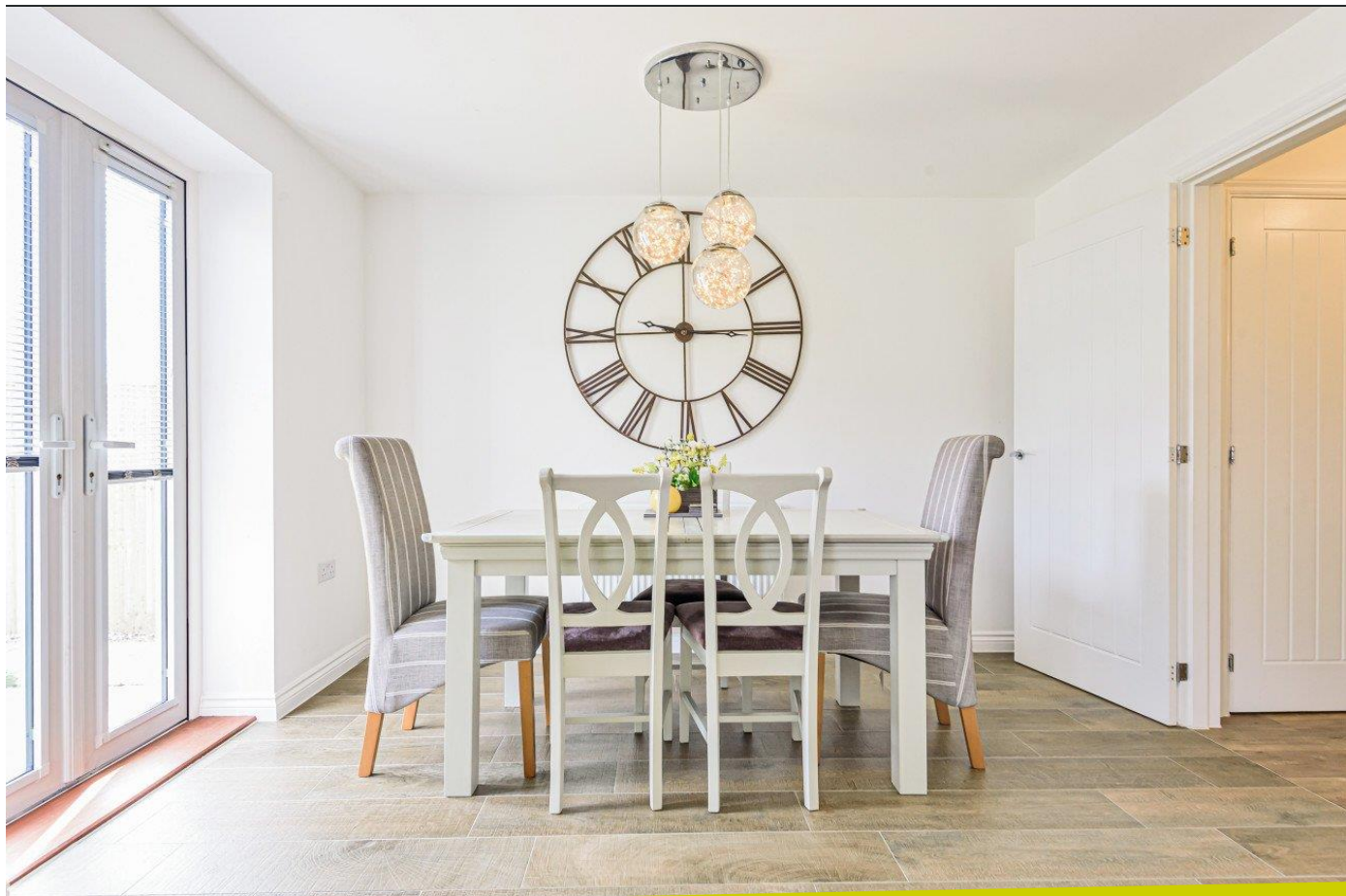
36 Newland Avenue, Bishop's Stortford,  
Hertfordshire, CM23 2GL

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Asking Price: £525,000  
Freehold



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A recently constructed, four bedroom detached family home, in a popular development and with walking distance of Bishop's Stortford town centre.

The property was built in 2018 and offers large, open plan, light living accommodation with a stunning kitchen/breakfast room overlooking the rear garden. The property also offers a good size sitting room, ground floor cloakroom and utility room, whilst on the first floor there are four bedrooms, an en-suite to the main bedroom plus an attractive family bathroom. Outside is an enclosed private rear garden which is mainly laid to lawn, a patio area and access to the rear parking.

Council Tax Band E. EPC Rating B.



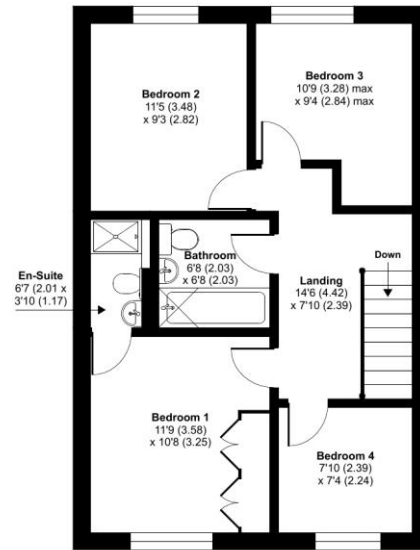
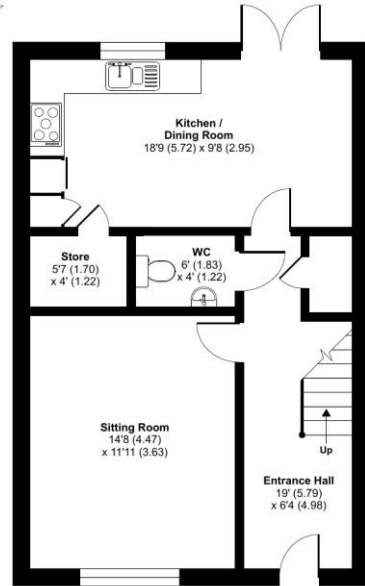
Four Bedroom Detached House  
Ground Floor WC  
Bathroom & En-suite  
Enclosed Rear Garden  
Council Tax Band E  
EPC Rating B

#### ADDITIONAL INFORMATION

Bishop's Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town provides reputable primary and secondary schooling, a variety of shops, both high street names and long established independents, regular market days, leisure facilities and a good choice of cafes, bars and restaurants.

## Newland Avenue, Bishop's Stortford, CM23

Approximate Area = 1122 sq ft / 104.2 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Intercounty Estate Agents. REF: 894554



**Entrance Hall** 19' x 6'4" (5.8m x 1.93m)

**WC** 6' x 4' (1.83m x 1.22m)

**Sitting Room** 14'8" x 11'11" (4.47m x 3.63m)

**Kitchen/Dining Room** 18'9" x 9'8" (5.72m x 2.95m)

**Store** 5'7" x 4' (1.7m x 1.22m)

**First Floor Landing** 14'6" x 7'10" (4.42m x 2.4m)

**Bedroom** 11'9" x 10'8" (3.58m x 3.25m)

**Ensuite** 6'7" x 3'10" (2m x 1.17m)

**Bedroom** 11'5" x 9'3" (3.48m x 2.82m)

**Bedroom** 10'9" x 9'4" (3.28m x 2.84m)

**Bedroom** 7'10" x 7'4" (2.4m x 2.24m)

**Bathroom** 6'8" x 6'8" (2.03m x 2.03m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

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