

Park View, Hall Green, Little Hallingbury,  
Bishop's Stortford, Hertfordshire, CM22 7RP

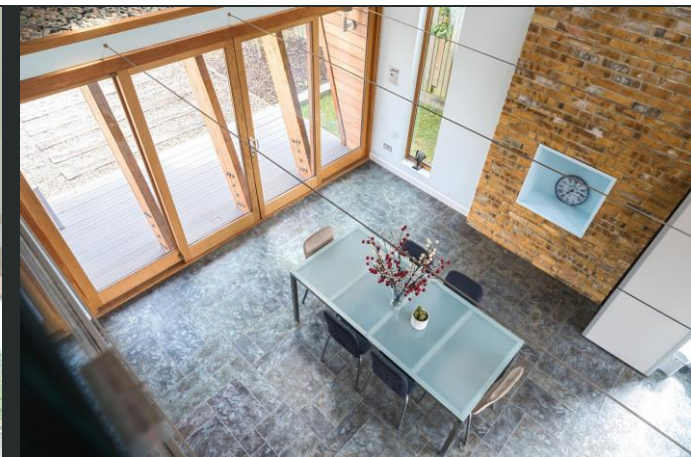
Offers in excess of: £750,000  
Freehold

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A beautifully presented and unique detached home, well situated in between Hatfield Heath and Little Hallingbury villages within a short drive from Bishop's Stortford train station.

This modern property offers a flexible, open plan living space, offering views onto National Trust countryside. Access is via a private drive with ample parking. The accommodation is set over two floors in a barn style layout. The ground floor entrance leads to stylish, open plan kitchen/diner with bi-folding doors leading to the rear garden. Continuing on the ground floor, there are three double bedrooms all benefitting from en-suite shower rooms. A bespoke staircase gives way to a unique mezzanine lounge, with vaulted ceilings and countryside views. The upper floor has an additional two double bedrooms, also with en-suite shower rooms.

The sale has no onward chain.

Council Tax Band G. EPC Rating C.





Flexible Living Space  
Modern & Stylish  
Five Bedrooms with Ensuites  
Overlooking Open Fields  
Ample Off-Road Parking  
Chain Free  
Council Tax Band G  
EPC Rating C

#### ADDITIONAL INFORMATION

Little Hallingbury is a small village located just outside Bishop's Stortford which offers fast rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. Bishops Stortford provides reputable primary and secondary schooling, a variety of shops, regular market days, leisure facilities and a good choice of cafes, bars and restaurants. Little Hallingbury itself has a primary school, pub, hotel/restaurant and a village hall.

## Hall Green, Little Hallingbury, Bishop's Stortford, CM22

Approximate Area = 2011 sq ft / 186.8 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 2052 sq ft / 190.6 sq m

For identification only - Not to scale



### Kitchen/Dining/Reception Room

16'10" x 15'11" (5.13m x 4.85m)

WC 6'1" x 3'4" (1.85m x 1.02m)

Bedroom 1 24'4" x 9'5" (7.42m x 2.87m)

Ensuite 11' x 6'1" (3.35m x 1.85m)

Bedroom 3 17'5" x 9'5" (5.3m x 2.87m)

Ensuite 11' x 2'9" (3.35m x 0.84m)

Bedroom 4 17'1" x 9'5" (5.2m x 2.87m)

Ensuite 11' x 2'9" (3.35m x 0.84m)

### First Floor

TV Room 17'1" x 12'11" (5.2m x 3.94m)

Bedroom 2 22' x 9'5" (6.7m x 2.87m)

Ensuite 9'11" x 2'11" (3.02m x 0.9m)

Bedroom 5 16' x 8'1" (4.88m x 2.46m)

Ensuite 9'11" x 2'11" (3.02m x 0.9m)

**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.

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### FOR MORE DETAILS CONTACT

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