



10 The Shaw, Hatfield Heath,  
Bishop's Stortford, Essex, CM22 7DD

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Asking Price: £595,000  
Freehold



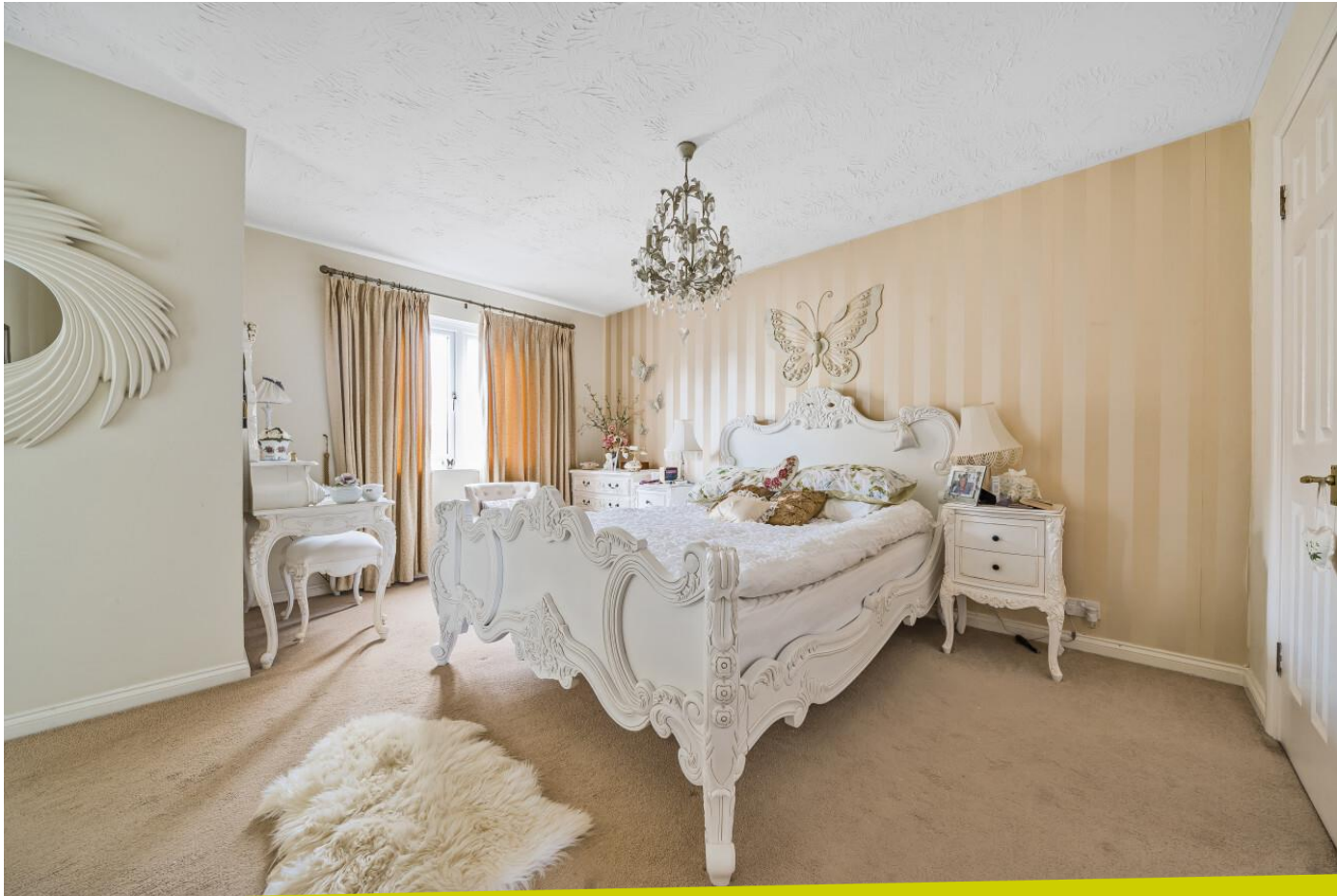
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A beautifully presented and well-proportioned detached family home, located in a quiet cul-de-sac in the popular village of Hatfield Heath close to the market town of Bishop's Stortford.

Internal accommodation comprises entrance hallway with ground floor cloakroom, generous reception room with double doors out to the rear garden, separate dining room, study and luxury fitted kitchen. On the first floor there are four bedrooms, an en-suite and family bathroom. Externally there is an enclosed rear garden which is predominantly laid to lawn, a single garage and driveway parking for two cars.

EPC Band C. Council Tax Band F.



4 Bedroom Detached Property  
3 Receptions  
Bathroom & En-Suite  
Rear Garden  
Garage & Driveway  
Village Location  
EPC Band C  
Council Tax Band F

#### 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.



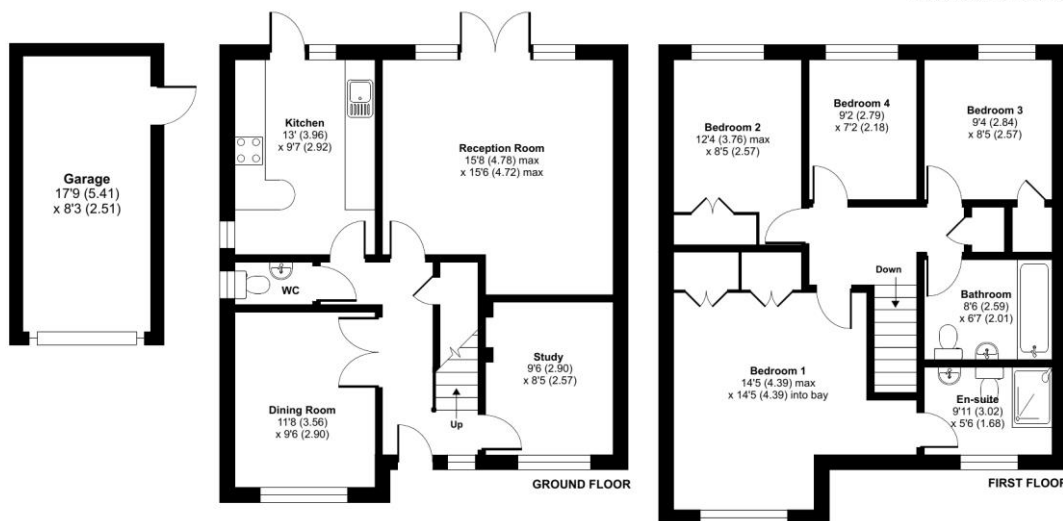
## The Shaw, Hatfield Heath, Bishop's Stortford, CM22

Approximate Area = 1378 sq ft / 128 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1526 sq ft / 141.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © vichetcom 2022. Produced for Intercounty Estate Agents. REF: 948450



- Dining Room** 11'8" x 9'6" (3.56m x 2.9m)
- Kitchen** 13' x 9'7" (3.96m x 2.92m)
- Reception Room** 15'8" x 15'6" (4.78m x 4.72m)
- Study** 9'6" x 8'5" (2.9m x 2.57m)
- Bedroom** 14'5" x 14'5" (4.4m x 4.4m)
- Ensuite** 9'11" x 5'6" (3.02m x 1.68m)
- Bedroom** 12'4" x 8'5" (3.76m x 2.57m)
- Bedroom** 9'2" x 7'2" (2.8m x 2.18m)
- Bedroom** 9'4" x 8'5" (2.84m x 2.57m)
- Bathroom** 8'6" x 6'7" (2.6m x 2m)
- Garage** 17'9" x 8'3" (5.4m x 2.51m)

**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

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

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