



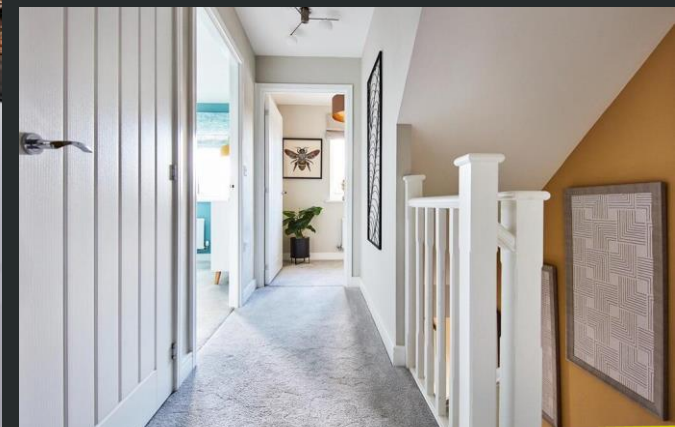
Plot 70, The Colton, Coopers Grange,
Patmore Close, Bishops Stortford, CM23 2PY

Asking Price: £475,000
Freehold

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With a flexible layout makes the three bedroom Colton an ideal home for both families and professionals. Enjoy cooking and eating in the kitchen and breakfast room at the front of the property or relax with a view of the garden in the large rear living and dining space. Two first floor rooms are perfect spaces to relax and sleep, and one can double up as a versatile home office.

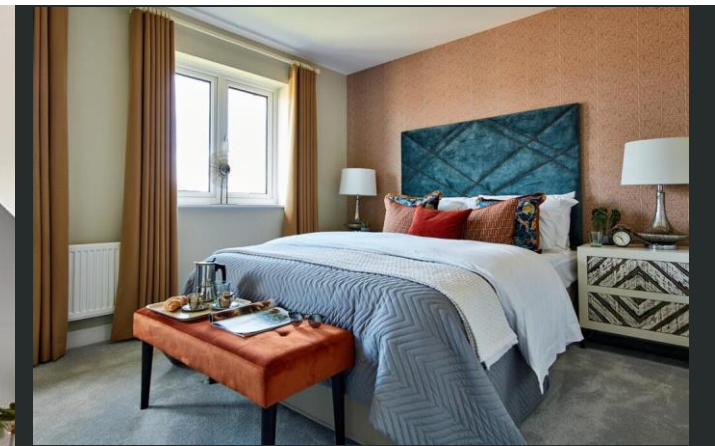
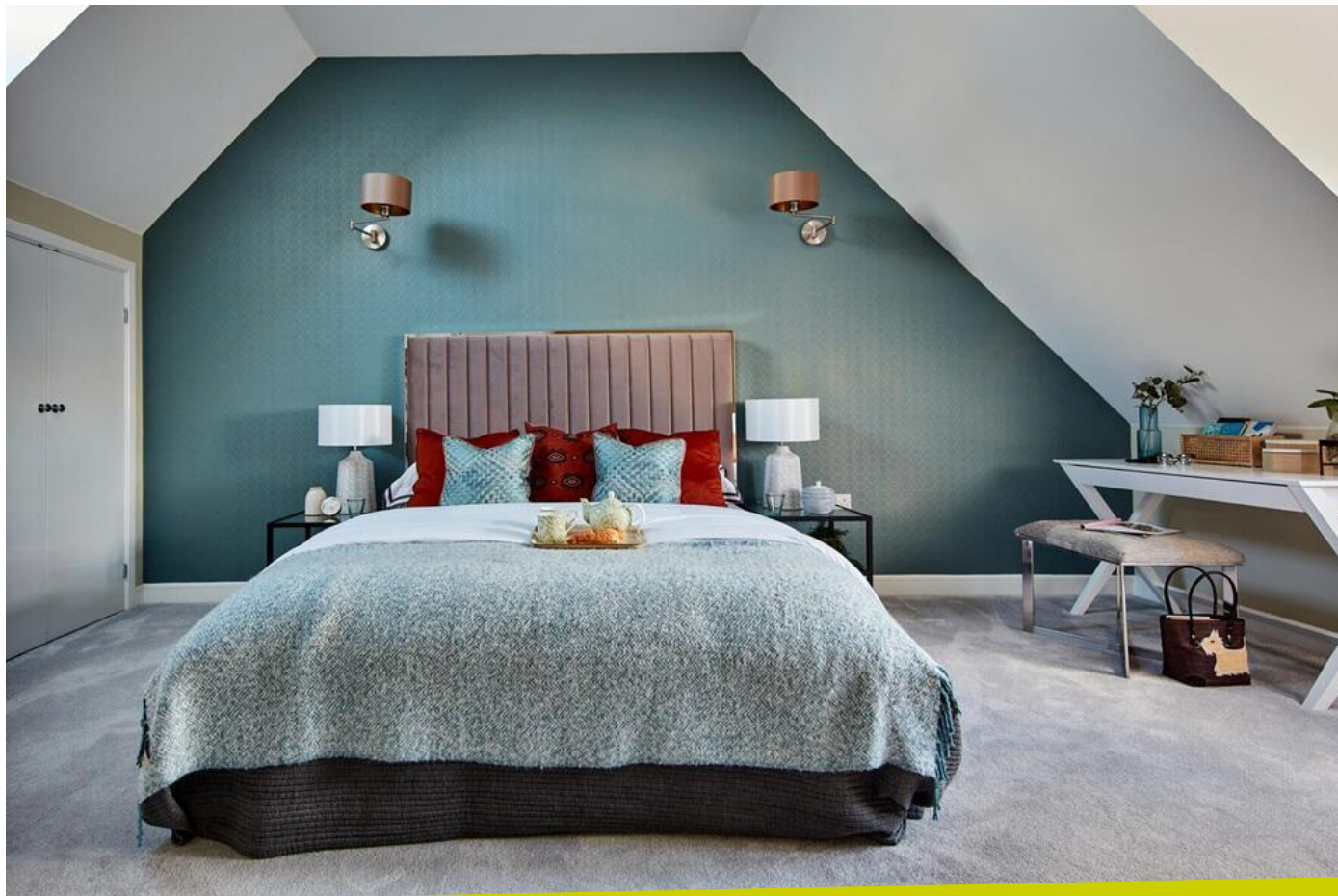
Need some quiet time away from it all? Head on up to the large main bedroom at the top of the house with its private en suite bathroom. The Colton is complete with two car parking spaces.

Tenure: Freehold

Estate management fee: £360.87

Council Tax Band: TBC - Council Tax Band will be confirmed by the local authority on completion of the property.

Please note the photos are for representation only and may not be of this exact house.



3 Bedroom House
Set Over 3 Floors
Semi Detached
Ensuite & Bathroom
Garden
Off Road Parking

ADDITIONAL INFORMATION

The popular market town of Bishop's Stortford offers all the essentials, within easy reach of Coopers Grange. Stay active with walks in nearby Hatfield Forest or along the River Stort. For socialising, take your pick from a great selection of pubs, bars and restaurants, or catch a show at South Mill Arts. Alternatively, if you're looking for family fun, an abundance of open spaces and fantastic activities like a trip to Mountfitchet Castle are within minutes. Coopers Grange is also within proximity to a wide selection of schools making it perfect for families.



Kitchen 11'3" x 8'5" (3.43m x 2.57m)

Living/Dining Room 15'8" x 12'2" (4.78m x 3.7m)

Bedroom 15'8" x 10'1" (4.78m x 3.07m)

Bedroom 9'8" x 8'5" (2.95m x 2.57m)

Bedroom 20'4" x 10'10" (6.2m x 3.3m)

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

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