



9 Christie Close, Dunmow Road,
Bishop's Stortford, Herts, CM23 5FU

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Asking Price: £475,000
Freehold



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Located within this exclusive private estate built by local family builders The Billingford Group and benefitting from a 10 year Buildzone structural warranty, Number 9 is a two/three-bedroom, three storey, terraced townhouse forming part of this contemporary collection of two, three and four bedroom newly built homes, within easy reach of the town centre and mainline train station. The spacious and versatile property is finished to a very high specification throughout including roof mounted solar panels with all electricity generated used on site. The internal accommodation extends to 1258sqft and is spread over three floors and comprises an entrance hallway with staircase rising to upper floor and double doors through to the open plan, luxury kitchen/dining room with double doors out to the rear garden and a separate utility/cloakroom, all of which benefit from underfloor heating. On the first floor is the lounge/bedroom three with full height windows to the front, bedroom two and a family bathroom. On the second floor is the main bedroom with an ensuite shower room.

Externally is an enclosed rear garden having a paved patio and turfed lawn, whilst to the front is a block paved driveway with an EV charging infrastructure and one of the two allocated parking spaces. There is an annual service charge of £488 that covers management company, ground and pump maintenance and insurance. Council Tax Band E. EPC Rating B.



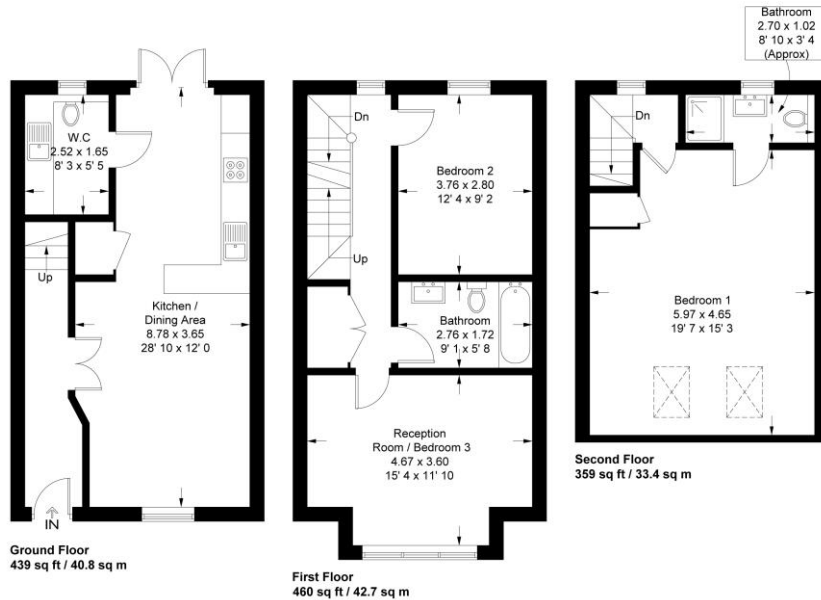
2/3 Bedroom End of Terrace House
Open Plan Kitchen/Dining
Ensuite & Bathroom
Allocated Parking Spaces
EV Charging Infrastructure
Council Tax Band E
EPC Rating B

ADDITIONAL INFORMATION

Bishop's Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and 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.

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Approximate Gross Internal Area = 1258 sq ft / 116.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Open Plan Kitchen/Dining 28'10" x 12' (8.8m x 3.66m)

WC 8'3" x 5'5" (2.51m x 1.65m)

First Floor

Reception Room/Bedroom 3

15'4" x 11'10" (4.67m x 3.6m)

Bedroom 12'4" x 0' (3.76m x 0m)

Top Floor

Bedroom 1 19'7" x 15'3" (5.97m x 4.65m)

Ensuite 8'10" x 3'4" (2.7m x 1.02m)

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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