



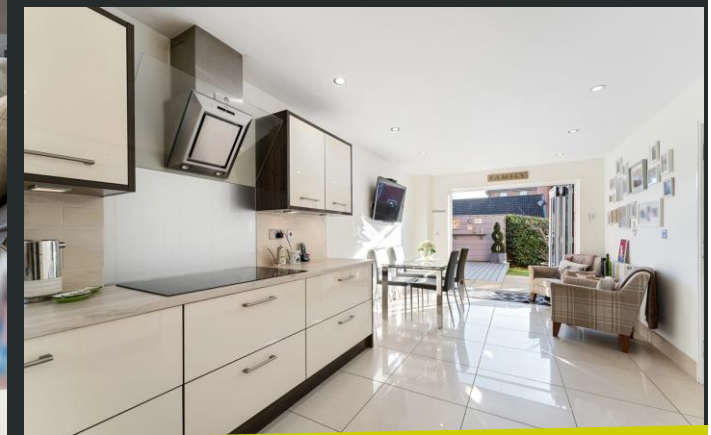
7 Haggerwood Way, Stansted, Essex,  
CM24 8FY

Offers in excess of: £650,000  
Freehold

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An immaculate and beautifully presented five-bedroom detached family home on the Forest Hall Park development. The property is in a tucked away location, within walking distance of the station and village and convenient for local schooling.

The accommodation comprises an entrance hall, ground floor WC, office/study/playroom, superb kitchen/dining room with bi-fold doors to the rear garden and a sitting room. On the first floor is the main bedroom with an en-suite shower room and walk-in wardrobe, two further double bedrooms and a family bathroom. On the top floor is a guest bedroom with an en-suite shower room and one further double bedroom.

Outside enjoys a beautifully landscaped south facing rear garden, double garage with storage and driveway parking.

Council Tax Band F. EPC Rating C.



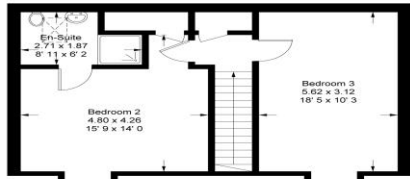
Immaculate Detached Family Home  
5 Bedrooms  
2 Reception Rooms  
Kitchen/Dining/Family Room  
2 En-suites and Family Bathroom  
South Facing Garden  
Double Garage & Driveway  
Council Tax Band F  
EPC Rating C.

#### ADDITIONAL INFORMATION

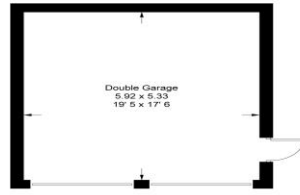
Stansted Mountfitchet is a thriving village in the north Essex countryside close to the borders of Hertfordshire, providing rail links to London Liverpool Street and easy access to M11 and Stansted Airport. The village offers a mix of new and old with an original Norman castle, windmill, newly refurbished medical centre, local schooling and plenty of bars and restaurants, with many period and newly built homes, Stansted offers something for all.

## Haggerwood Way

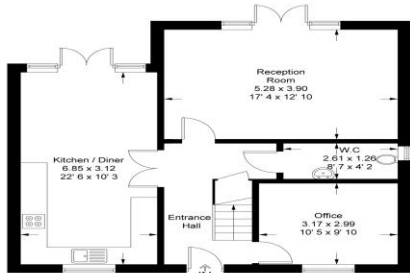
Approximate Gross Internal Area = 1944 sq ft / 180.7 sq m  
Garage = 341 sq ft / 31.7 sq m  
Total = 2285 sq ft / 212.4 sq m



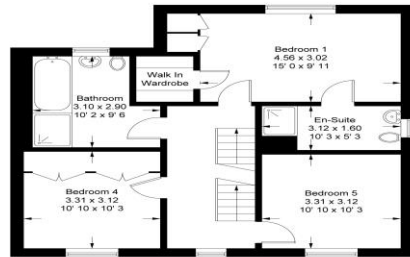
Second Floor  
525 sq ft / 48.8 sq m



(Not Shown in Actual Location / Orientation)



Ground Floor  
712 sq ft / 66.2 sq m



First Floor  
707 sq ft / 65.7 sq m

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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.

**Office** 10'5" x 9'10" (3.18m x 3m)

**WC** 8'7" x 4'2" (2.62m x 1.27m)

**Kitchen/Diner** 22'6" x 10'3" (6.86m x 3.12m)

**Reception Room** 17'4" x 12'10" (5.28m x 3.9m)

### First Floor

**Bedroom 1** 15' x 9'11" (4.57m x 3.02m)

**Ensuite** 10'3" x 5'3" (3.12m x 1.6m)

**Bedroom 4** 10'10" x 10'3" (3.3m x 3.12m)

**Bedroom 5** 10'10" x 10'3" (3.3m x 3.12m)

**Bathroom** 10'2" x 9'6" (3.1m x 2.9m)

### Top Floor

**Bedroom 2** 15'9" x 14' (4.8m x 4.27m)

**Ensuite** 8'11" x 6'2" (2.72m x 1.88m)

**Bedroom 3** 18'5" x 10'3" (5.61m x 3.12m)

**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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