



13 The Brambles, Bishop's Stortford,  
Hertfordshire, CM23 4PX

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Offers in excess of: £700,000  
Freehold



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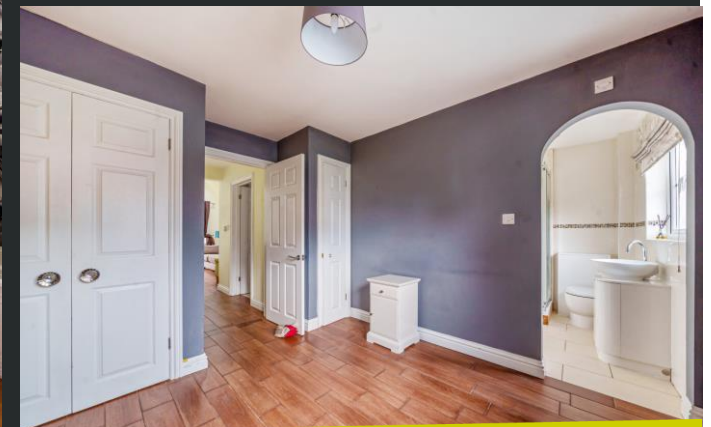


A well-presented, four bedroom, detached family home with a one bedroom annexe, situated in a popular location within walking distance of the town centre.

The property has been extended and renovated by the current owners and offers versatile accommodation comprising entrance hallway, ground floor WC, study, large open plan lounge/kitchen/dining room with doors to the garden, plus a self-contained annexe with its own kitchen, lounge/dining room with direct access to the garden and a bedroom with ensuite. On the first floor of the property there are four bedrooms, an ensuite plus a family bathroom. Externally there is a larger than average rear garden which is mainly laid to lawn, whilst to the front is ample driveway parking.

EPC Band C. Council Tax Band F.





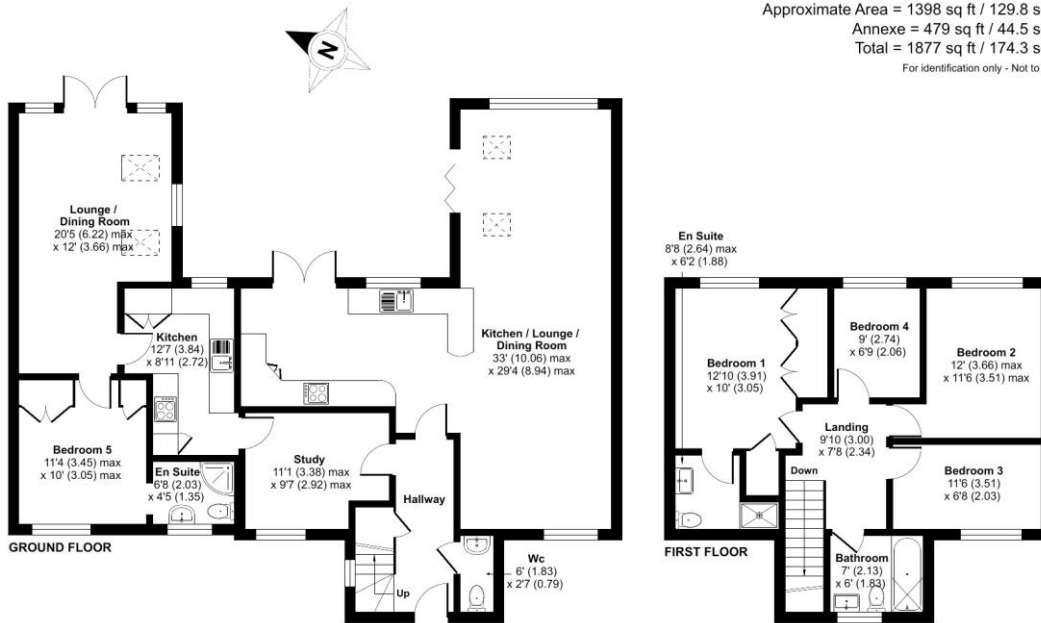
4 Bedroom Detached Property  
1 Bedroom Annexe  
Open Plan Lounge/Kitchen/Dining Room  
Ensuite to Main Bedroom  
Good Sized Garden  
Driveway Parking  
EPC Band C & Council Tax Band F

#### 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 Brambles, Bishop's Stortford, CM23

Approximate Area = 1398 sq ft / 129.8 sq m  
Annexe = 479 sq ft / 44.5 sq m  
Total = 1877 sq ft / 174.3 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). © rickcom 2023. Produced for Intercounty Estate Agents. REF: 1052508



### Kitchen/Lounge/Dining Room

33' x 29'4" (10.06m x 8.94m)

WC 6' x 2'7" (1.83m x 0.79m)

Study 11'1" x 9'7" (3.38m x 2.92m)

### Annexe

Kitchen 12'7" x 8'11" (3.84m x 2.72m)

Lounge/Dining Room 20'5" x 12' (6.22m x 3.66m)

Bedroom 11'4" x 10' (3.45m x 3.05m)

Ensuite 6'8" x 4'5" (2.03m x 1.35m)

### First Floor

Bedroom 12'10" x 10' (3.9m x 3.05m)

Ensuite 8'8" x 6'2" (2.64m x 1.88m)

Bedroom 9' x 6'9" (2.74m x 2.06m)

Bedroom 12' x 11'6" (3.66m x 3.5m)

Bedroom 11'6" x 6'8" (3.5m x 2.03m)

Bathroom 7' x 6' (2.13m x 1.83m)

**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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