



Lyndun, The Street, Sheering,  
Bishop's Stortford, Essex, CM22 7LY

Offers in excess of: £900,000  
Freehold

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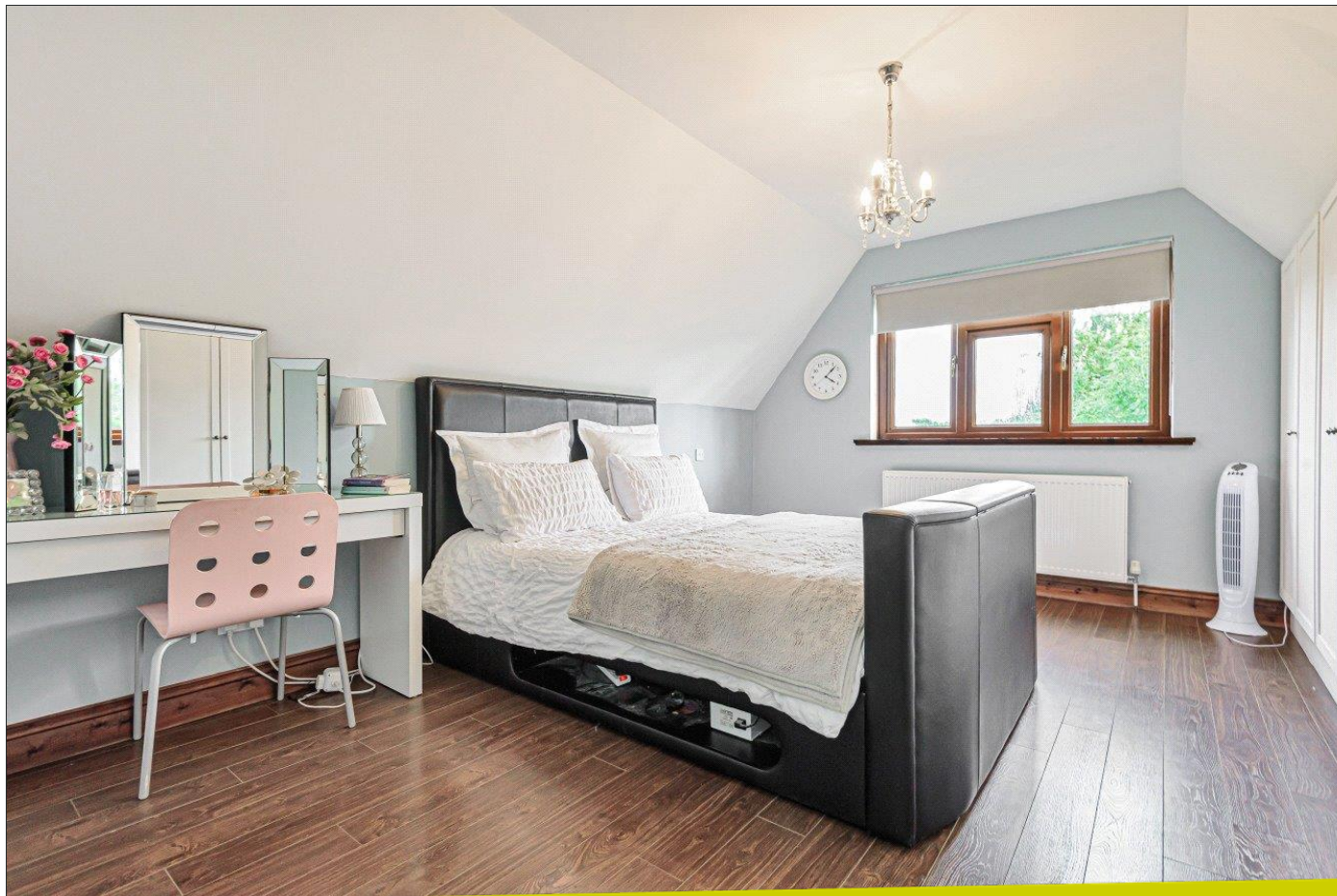
A fabulous 5-bedroom detached family home situated in a sought after location in the heart of Sheering. The property offers a porch entrance, generous entrance hall with stunning inglenook fireplace with wood burner leading to an open plan dining area, large kitchen and breakfast room, large lounge plus a further family room, utility and downstairs cloakroom.

On the first floor are 5 generous bedrooms, 3 ensuite shower/bathrooms plus a further family bathroom.

To the front of the property is a large driveway with ample parking for 8 cars, single garage and double car port with a studio above. To the rear is a good-sized rear garden with a lovely lawn section, decked area and patio ideal for entertaining.

The property is offered on a chain free basis.

Council Tax Band E. EPC Band C.



Large 5 Bedroom Detached Family Home  
4 Bath/Shower Rooms  
Large Kitchen & Breakfast room  
3 Receptions  
Large Driveway  
Garage & Double Carport  
Offered On a Chain Free Basis

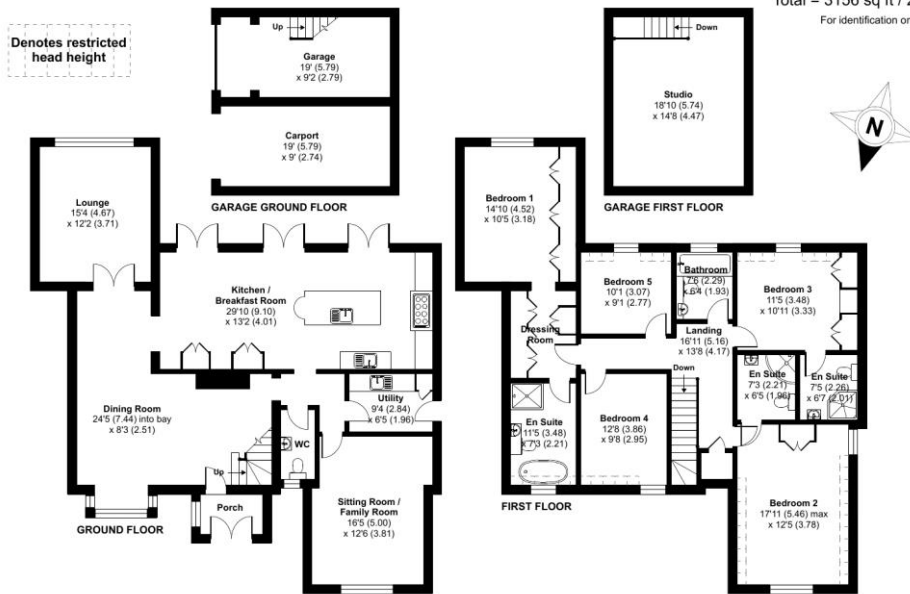
#### ADDITIONAL INFORMATION

The village of Sheering lies 2.8 miles from Harlow and 4.5 miles from Bishop's Stortford, both which offer extensive shopping, transport and leisure facilities, plus a good choice of cafes, bars and restaurants. The village itself consists of approximately 350 houses and provides two pubs, pre-school and primary schooling, a hairdressers, sandwich shop and a general store with post office. Bus services connect to Harlow and Chelmsford.

## Lyndun, The Street, Sheering, Bishop's Stortford, CM22

Approximate Area = 3097 sq ft / 287.7 sq m (includes garage and excludes carport)  
 Limited Use Area(s) = 59 sq ft / 5.4 sq m  
 Total = 3156 sq ft / 293.1 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). ©richscom 2022. Produced for Intercountry Estate Agents. REF: 901299



**Kitchen/Breakfast Room** 29'10" x 13'2" (9.1m x 4.01m)

**Lounge** 15'4" x 12'2" (4.67m x 3.7m)

**Sitting Room** 16'5" x 12'6" (5m x 3.8m)

**Dining Room** 24'5" x 8'3" (7.44m x 2.51m)

**Utility Room** 9'4" x 6'5" (2.84m x 1.96m)

**Bedroom** 14'10" x 10'5" (4.52m x 3.18m)

**En-Suite** 11'5" x 7'3" (3.48m x 2.2m)

**Bedroom** 17'11" x 12'5" (5.46m x 3.78m)

**En-Suite** 7'3" x 6'5" (2.2m x 1.96m)

**Bedroom** 11'5" x 10'11" (3.48m x 3.33m)

**En-Suite** 7'5" x 6'7" (2.26m x 2m)

**Bedroom** 12'8" x 9'8" (3.86m x 2.95m)

**Bedroom** 10'1" x 9'1" (3.07m x 2.77m)

**Bathroom** 7'6" x 6'4" (2.29m x 1.93m)

**Carport** 19' x 9' (5.8m x 2.74m)

**Garage** 19' x 9'2" (5.8m x 2.8m)

**Studio** 18'10" x 14'8" (5.74m x 4.47m)

**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 Intercountry.

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### FOR MORE DETAILS CONTACT

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