



3 Holmes Lane, Bishop's Stortford,  
Hertfordshire, CM23 1EX

[www.intercounty.co.uk](http://www.intercounty.co.uk)

Asking Price: £525,000  
Freehold



**Intercounty**  
Estate and Letting Agents



Beautifully presented three double bedroom, three bath/shower room family home in a popular location on the outskirts of Bishop's Stortford, within walking distance of the local amenities. Internal accommodation comprises an open plan lounge/kitchen/dining room and ground floor cloakroom, on the first floor there two double bedrooms, an ensuite shower room and family bathroom, whilst on the top floor is a further bedroom and ensuite shower room and dressing area. Externally there is a southwest facing landscaped rear garden and a garage with driveway parking to the front.

EPC Band B & Council Tax Band E.

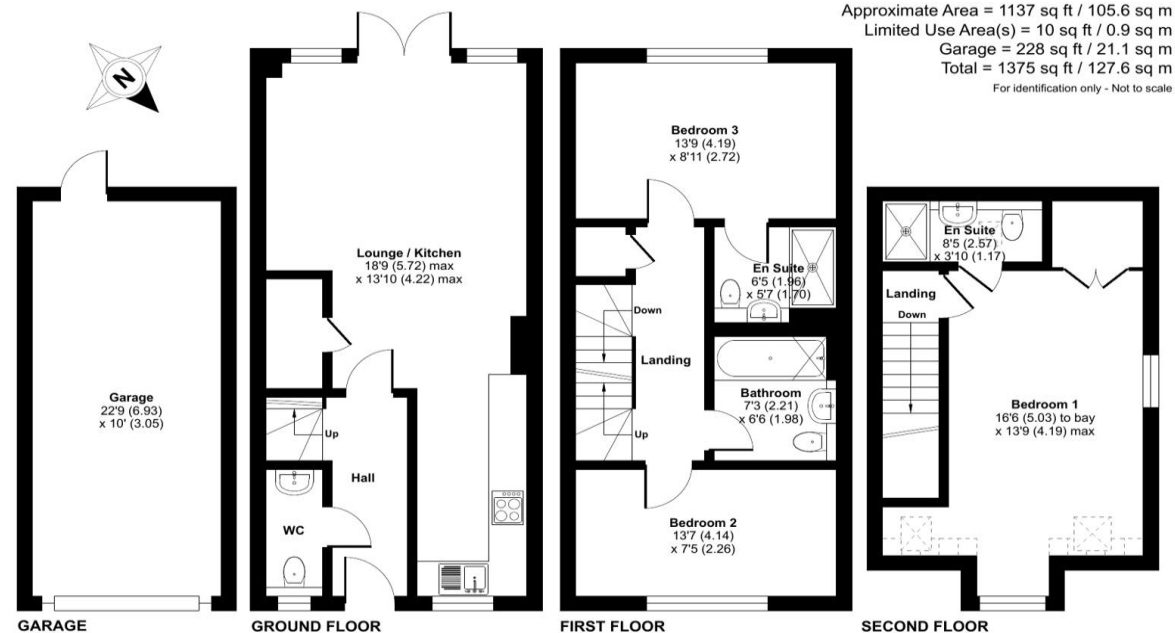


Semi Detached Family Home  
3 Double Bedrooms  
3 Bath/Shower Rooms  
Landscaped Garden  
Garage & Driveway  
EPC Band B & Council Tax Band E

#### 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.

## Holmes Lane, Bishop's Stortford, Hertfordshire, CM23



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Intercounty Estate Agents. REF: 1076256



**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

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

T: 01279 757250 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)

**Intercounty**  
Estate and Letting Agents