



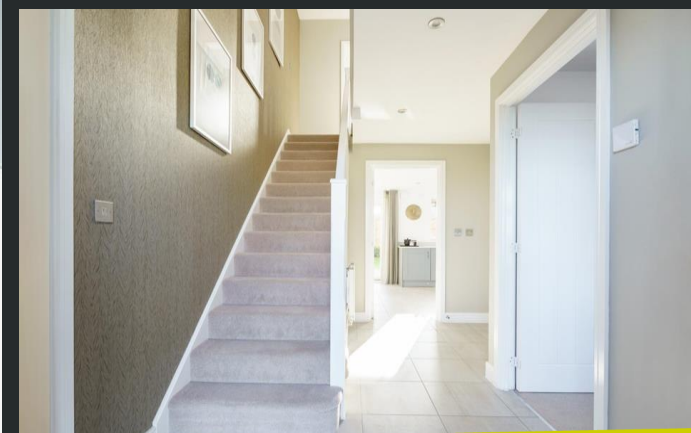
Plot 21, The Garrton, Coopers Grange,  
Patmore Close, Bishop's Stortford,  
Hertfordshire, CM23 2PY

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

Asking Price: £720,000  
Freehold



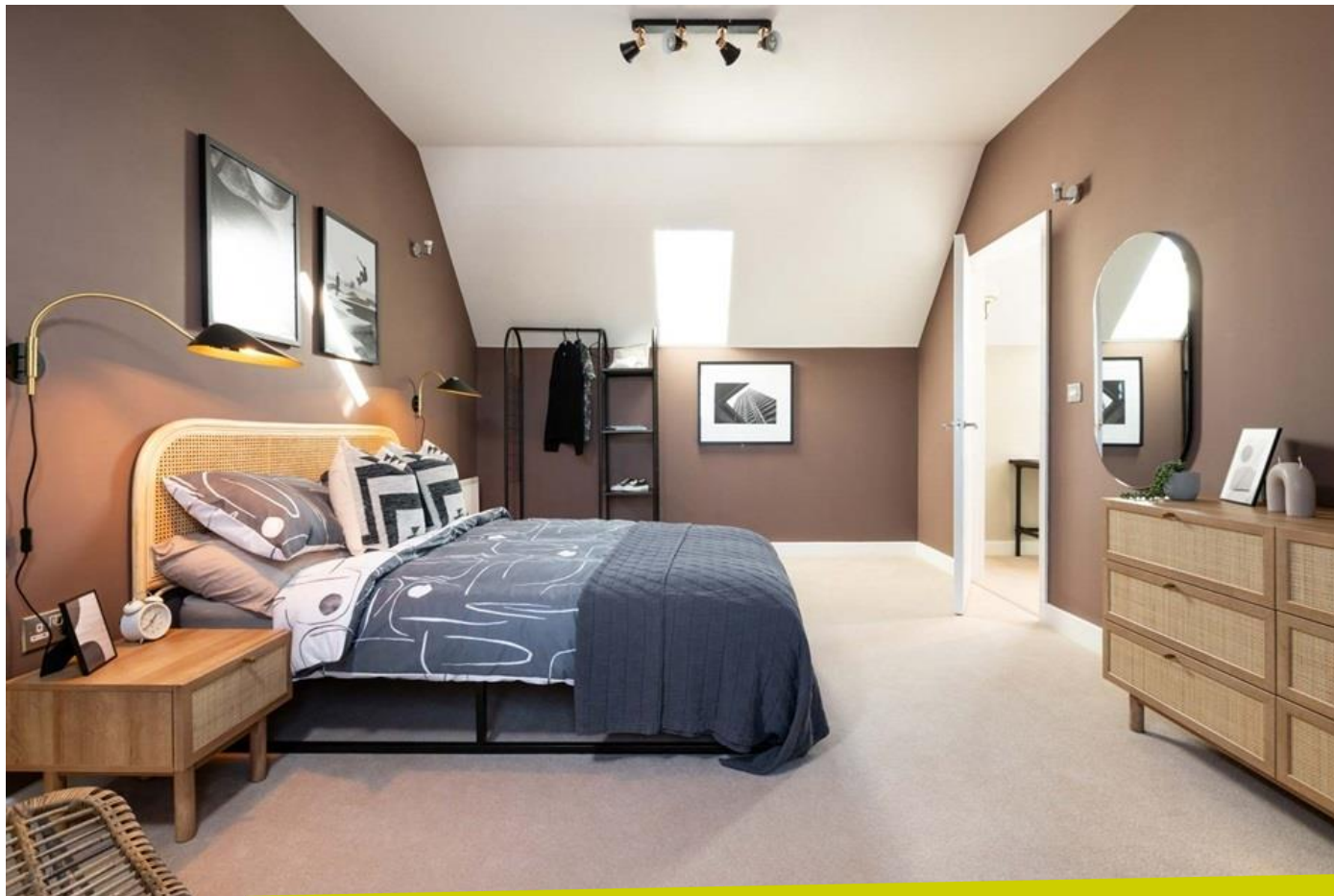
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There's so much space in the Garrton, you'll be able to configure your home to perfectly suit your needs with a home office. Gather together in the sizeable open-plan kitchen diner with views to the garden through two sets of patio doors. Throw open the internal doors to bring extra light into the adjoining living room, where you can cosy up for family movie night.

Another room on the ground floor is ideal for a home office, or you could turn it into a playroom for the kids. There are even more options upstairs with a family bathroom and three bedrooms on the first floor, one of which has a luxurious dressing area and en suite. Head on up to the top floor where you'll find another bathroom and two extra rooms - use these as bedrooms, or consider other options, it's completely up to you. Pictures are for representation only.

Located just minutes from the popular market town of Bishop's Stortford, Coopers Grange is a newly launched community of high quality homes, with excellent transport links and local amenities nearby.



5 Bedroom Detached Property  
Kitchen/Dining Room  
Living Room  
En-Suite & Bathroom  
Garage  
2 Parking Spaces  
Annual Service Charge £360.87

#### ADDITIONAL INFORMATION

At Coopers Grange we have a range of 2, 3, 4 & 5 bedroom homes, with flexible living space that's perfect for modern lifestyles. The homes on this development are designed with a range of finishes to blend perfectly into the local area.

The development is ideally located for travel or commuting to a variety of locations, whether this be via road using the A120 or M11, or by train using Bishop's Stortford train station, linking directly into London, or even via air, with Stansted Airport approximately 16 minutes away by car.

**Kitchen/Dining Room** 27'4" × 11'4" (8.33m × 3.45m)

**Living Room** 15'7" × 11' (4.75m × 3.35m)

**Study** 9' × 7'7" (2.74m × 2.3m)

**Bedroom** 13'1" × 11' (4m × 3.35m)

**Bedroom** 11'11" × 9' (3.63m × 2.74m)

**Bedroom** 9'9" × 8'4" (2.97m × 2.54m)

**Bedroom** 15'4" × 11'1" (4.67m × 3.38m)

**Bedroom** 12' × 9'4" (3.66m × 2.84m)

**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

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