

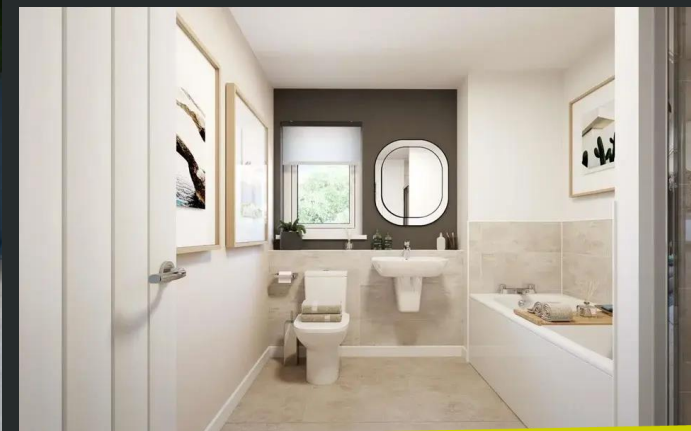
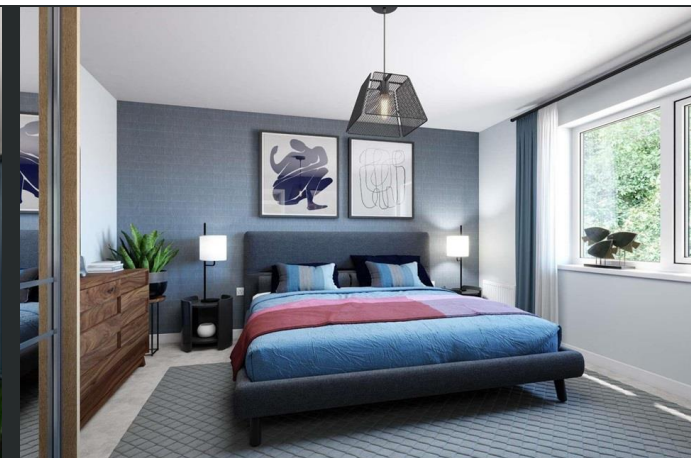
Plot 17, Elterham, Stortford Fields,  
Hadham Road, Bishop's Stortford, Herts,  
CM23 2QB

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Asking Price: £755,000  
Freehold



**Intercounty**  
Estate and Letting Agents



This four-bedroom home has a layout that allows the family to either relax or socialise with friends and family. Enjoy a cosy night in the living room at the front of the home. The back of the home is the kitchen/dining/family area, the perfect place to socialise while preparing food. There is also double doors from the back of the home to the garden, The downstairs is completed with a WC/utility, so you have somewhere the washing machine and laundry.

The first floor offers four double bedrooms, two of which have access to their own private en suite. A spacious family bathroom for the rest of your family to enjoy.

Photos are for representation only.



Detached Property  
4 Double Bedrooms  
Integrated Kitchen  
Bathroom & 2 Ensuities  
Garage & Parking  
Annual Service Charge £239.97

#### ADDITIONAL INFORMATION

The popular market town of Bishop's Stortford offers all the essentials, within easy reach of Stortford Fields. Stay active with walks in nearby Hatfield Forest or along the River Stort. For socialising, take your pick from a great selection of pubs, bars and restaurants, or catch a show at South Mill Arts. Alternatively, if you're looking for family fun, an abundance of open spaces and fantastic activities like a trip to Mountfitchet Castle are within minutes.

**Dining Area** 20'5" x 10'9" (6.22m x 3.28m)

**Kitchen** 13'10" x 9'10" (4.22m x 3m)

**Living Room** 13'9" x 11'10" (4.2m x 3.6m)

**Garage** 19'8" x 10'9" (6m x 3.28m)

**Bedroom** 14'8" x 12'5" (4.47m x 3.78m)

**Bedroom** 15'3" x 12'5" (4.65m x 3.78m)

**Bedroom** 11'10" x 11'9" (3.6m x 3.58m)

**Bedroom** 11'2" x 11' (3.4m x 3.35m)

**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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