



Warwick Road  
Bishop's Stortford | Hertfordshire | CM23 5NW

FINE & COUNTRY  
ESTABLISHED 1978

# Warwick Road

Bishop's Stortford, Hertfordshire, CM23 5NW

At a glance

- Beautifully Appointed Detached Period Family Home
- Arranged Over 3 Floors
- 3 Reception Rooms
- 5 Double Bedrooms
- Fabulous Bespoke Kitchen
- Extensive Private South-Facing Rear Garden
- Detached Garages & Driveway Parking for Several Vehicles
- EPC Rating D

## THE PROPERTY

Situated on a desirable residential road, this superb detached home, arranged over 3 floors, has been beautifully maintained to a high standard, offering versatile, bright spacious living accommodation comprising 2 generous reception rooms, fitted bespoke kitchen and separate dining room. Principal bedroom with views over the rear garden and a further 4 bedrooms and family bathroom with separate wc. The property sits centrally on a generous plot with extensive driveway to the front with detached garages and landscaped gardens and a south-facing private garden perfect for entertaining. EPC Rating D.

## THE SETTING

Warwick Road is an established residential road in a highly regarded area of Bishop's Stortford and is within excellent proximity to the town's amenities making it an extremely desirable location. Schools, the railway station and the town centre are all within a short walk, making it an ideal location for commuters. The fast trains into London Liverpool Street take around 38 minutes and run very frequently. There are also good road links with the A120 and the M11 both within a few miles away, whilst Stansted's International Airport is less than 5 miles away.



*“sitting room with feature stone fireplace & bay window to the front aspect”*



#### THE ACCOMMODATION

A covered porch leads to a solid wood door opening onto an entrance hallway with a turned staircase rising to the first floor and doors lead to the reception rooms with a formal sitting room with a bay window to the front aspect, feature stone fireplace and working open fire and a further living room with bay window situated to the rear of the property with lovely views of the garden. A further door opens onto the bespoke kitchen which has been fitted with a good range of wall and base units, granite worksurfaces and integrated appliances and there is an integrated laundry area, the kitchen further opens onto a dining room with floor to ceiling bay window overlooking the garden and French doors to the side leading out to the patio, ideal for entertaining and outside dining. A downstairs wc completes this floor.

The turned staircase rises to a bright landing area with a further staircase rising to the second floor and doors leading to the Principal bedroom, situated at the rear of the property with a lovely bay window with fabulous views over the rear garden, a further double bedroom has a vanity sink, bay window to the front aspect and there is a third double bedroom, bathroom with separate shower facilities and a separate wc that completes this floor.

A further turned staircase rises to the second floor which offers a further 2 bedrooms.

#### OUTSIDE

To the front a gravel driveway offers parking for numerous vehicles with two detached garages and further driveway leading to the front of the property with additional parking. The remainder of the frontage has been landscaped with shrubbed borders and hedging to the boundaries. Side access on both sides of the property open onto the extremely private, south-facing rear garden which has been beautifully arranged with mature hedging, trees and flower beds, a patio/entertaining area directly outside the property and a further seating area. The remainder of the garden has been laid to lawn and there is a storage shed.

#### SERVICES

Gas central heating, mains drainage, water and electricity are connected.

#### LOCAL AUTHORITY

East Herts District Council

#### COUNCIL TAX

Tax Band G

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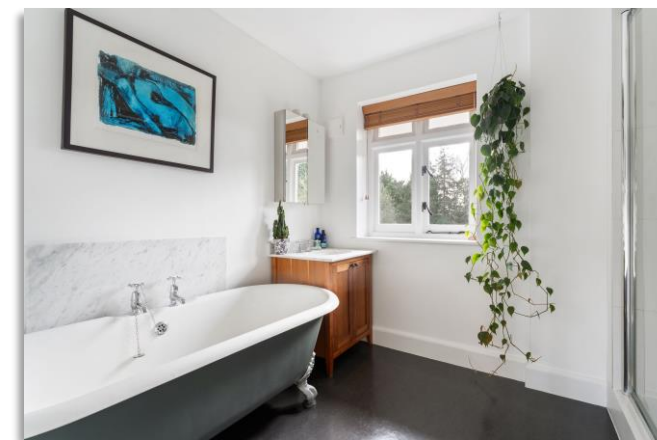
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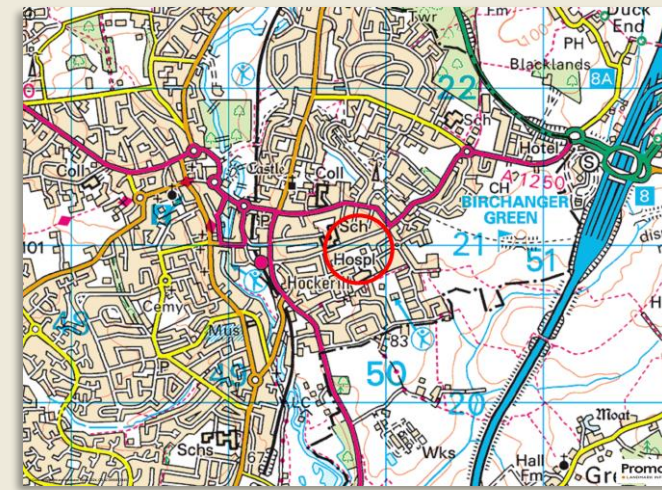
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*"Principal bedroom with bay window & beautiful rear garden views"*





*“bespoke integrated kitchen & separate dining room”*



# Warwick Road

Approximate Gross Internal Area = 1819 sq ft / 169.1 sq m  
 (Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 73 sq ft / 6.8 sq m

Garage = 344 sq ft / 32 sq m

Total = 2236 sq ft / 207.9 sq m





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