



Plot 2, Pleasant Valley, Gaston Green,
Little Hallingbury, Bishop's Stortford, Essex,
CM22 7QS

Asking Price: £800,000
Freehold

www.intercounty.co.uk



Intercounty
Estate and Letting Agents



A brand new, four bedroom detached property located on a beautiful development situated within a short drive of Bishop's Stortford and Sawbridgeworth, with spectacular views over the surrounding countryside. Built to a high specification throughout. Externally there is a generous garden and driveway parking for several cars.

Council Tax Band and EPC TBC.



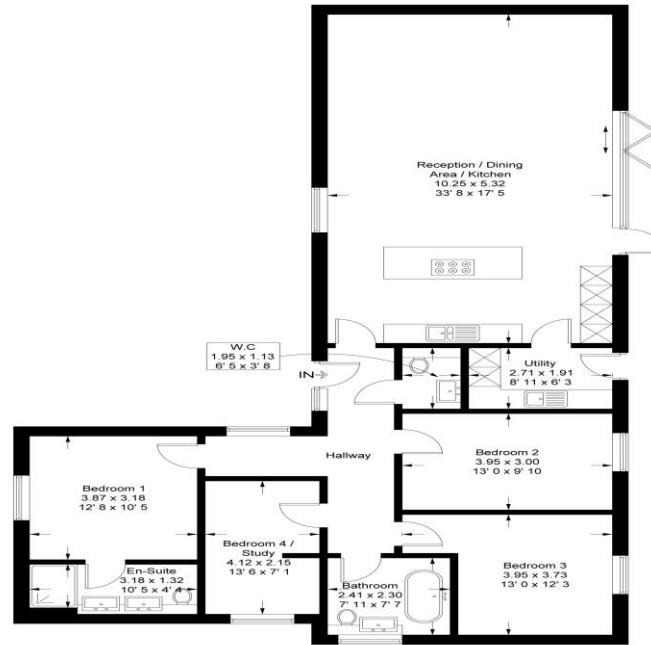
4 Bedroom Detached Bungalow
Open Plan Lounge/Kitchen/Diner with Bi Fold Doors
Ensuite & Family Bathroom
Utility Room
Panoramic Views over Countryside
High Specification Throughout
Short Drive to Bishops Stortford & Sawbridgeworth
Council Tax Band & EPC TBC

ADDITIONAL INFORMATION

Little Hallingbury is a small village located just outside Bishop's Stortford which offers fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. Bishops Stortford provides reputable primary and secondary schooling, a variety of shops, regular market days, leisure facilities and a good choice of cafes, bars and restaurants. Little Hallingbury itself has a primary school, pub, hotel/restaurant and a village hall.

Pleasant View

Approximate Gross Internal Area = 1458 sq ft / 135.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Intercounty

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

Intercounty
Estate and Letting Agents