



London Road
Spellbrook | Hertfordshire | CM23 4BA

FINE & COUNTRY
ESTABLISHED 1978

London Road

Spellbrook, Hertfordshire, CM23 4BA

At a glance

- Spacious & Versatile Family Home
- Completely Renovated
- 5 Double Bedrooms
- 3 Bathrooms & A Cloakroom
- 3 Reception Rooms
- Bespoke Kitchen/Breakfast Room
- Separate Utility Room
- Detached Outbuilding
- Private Plot In Excess of 0.5 of an Acre
- Gated Driveway Parking for Numerous Vehicles
- Garage
- EPC Rating C

THE PROPERTY

A superb opportunity to acquire this recently updated and beautifully finished detached family home set within an extremely private plot exceeding 0.5 of an acre. This spacious property has been extended and recently improved creating a well-proportioned family home comprising 3 generous reception rooms, kitchen/breakfast room with separate utility room, 5 double bedrooms and 2 en-suite shower/bathrooms and a family bathroom. The property sits centrally on a plot exceeding 0.5 of an acre of extremely private gardens and is set behind a gated entrance. The plot has a garage, detached outbuilding and driveway parking for numerous vehicles. EPC Rating C.

THE SETTING

The property is situated in Spellbrook and has access to several countryside walks. The property is also walking distance to the Spellbrook Primary School and the popular Three Horseshoes public house. Situated equally between the towns of Bishop's Stortford and Sawbridgeworth, there is easy access from the property to a good range of shops, restaurants, public houses and excellent schools for all ages. Whilst Sawbridgeworth, also offers a range of local amenities and schools. For commuters, both have mainline railway stations with good rail links into London Liverpool Street and Cambridge. Stansted's International Airport and Junction 7a and 8 of the M11 are less than 10 miles away.



“bright & airy sitting room with French doors to the front terrace”



THE ACCOMMODATION

This stunning property has been completely renovated by the current owners and is accessed by a part glazed door opening onto a spacious entrance hallway with a door to the integral garage to the left and an opening to a large music room/family room ahead. A further door to the right leads to an inner hallway with a turned glass staircase rising to the first floor. Further doors lead off to a spacious lounge, dining room with windows overlooking the front and side aspect and a further door opens onto office/study with views to the front and side of the property. From the inner hallway a further door opens onto a newly renovated, bespoke kitchen/breakfast room, fitted with a good range of wall and base units with integrated appliances, breakfast bar and a walk-in pantry. The kitchen has great views over the rear garden and there is a separate utility room with an external door to the patio and garden. From the kitchen/breakfast room, steps and a doorway open onto a bright and airy garden/family room with skylight windows which flows through to the music area with French doors to the rear patio/outside entertaining area and a cloakroom completes this floor. The entire ground floor benefits from great views of the wrap around garden and offers lots of natural light.

The turned glass staircase rises to a spacious landing with doors leading to the Principal bedroom suite with a large en-suite shower room and dressing area with built-in wardrobes. Bedroom 2 also has en-suite shower

facilities and there are a further 4 double bedrooms and a refurbished family bathroom that completes this floor.

OUTSIDE

The property is approached by electronically operated, solid opening gates onto a paved driveway offering parking for numerous vehicles to the front of the property. The property sits centrally on a generous plot exceeding 0.5 of an acre with an ornamental fountain to the front and the remainder of the front garden laid to lawn with a terraced area, mature trees offering privacy screening and shrubbed borders.

SERVICES

Gas Central Heating, Mains Drainage, Water and Electricity are connected.

LOCAL AUTHORITY

East Hertfordshire District Council

COUNCIL TAX

Tax Band G

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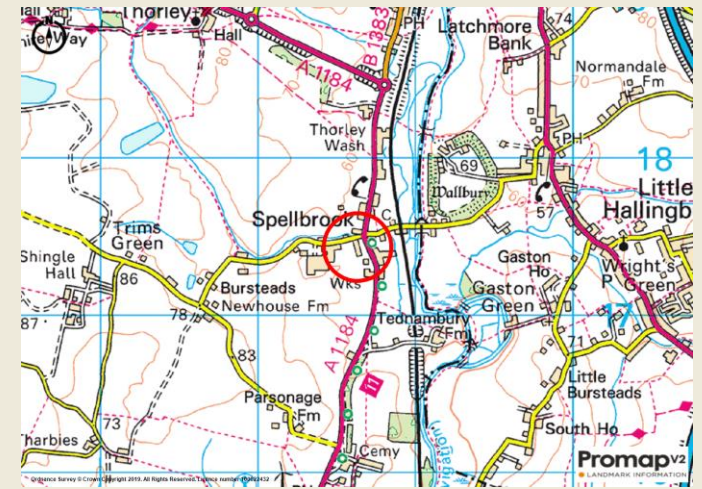
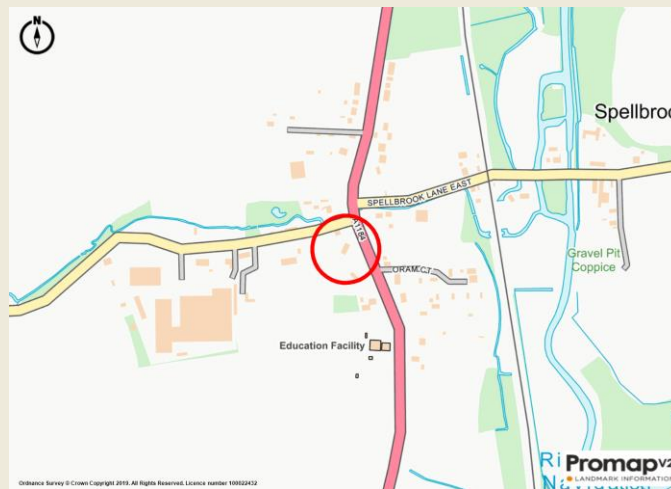
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“principal bedroom suite with en-suite shower room & dressing room”





“re-fitted bespoke kitchen with separate utility room”

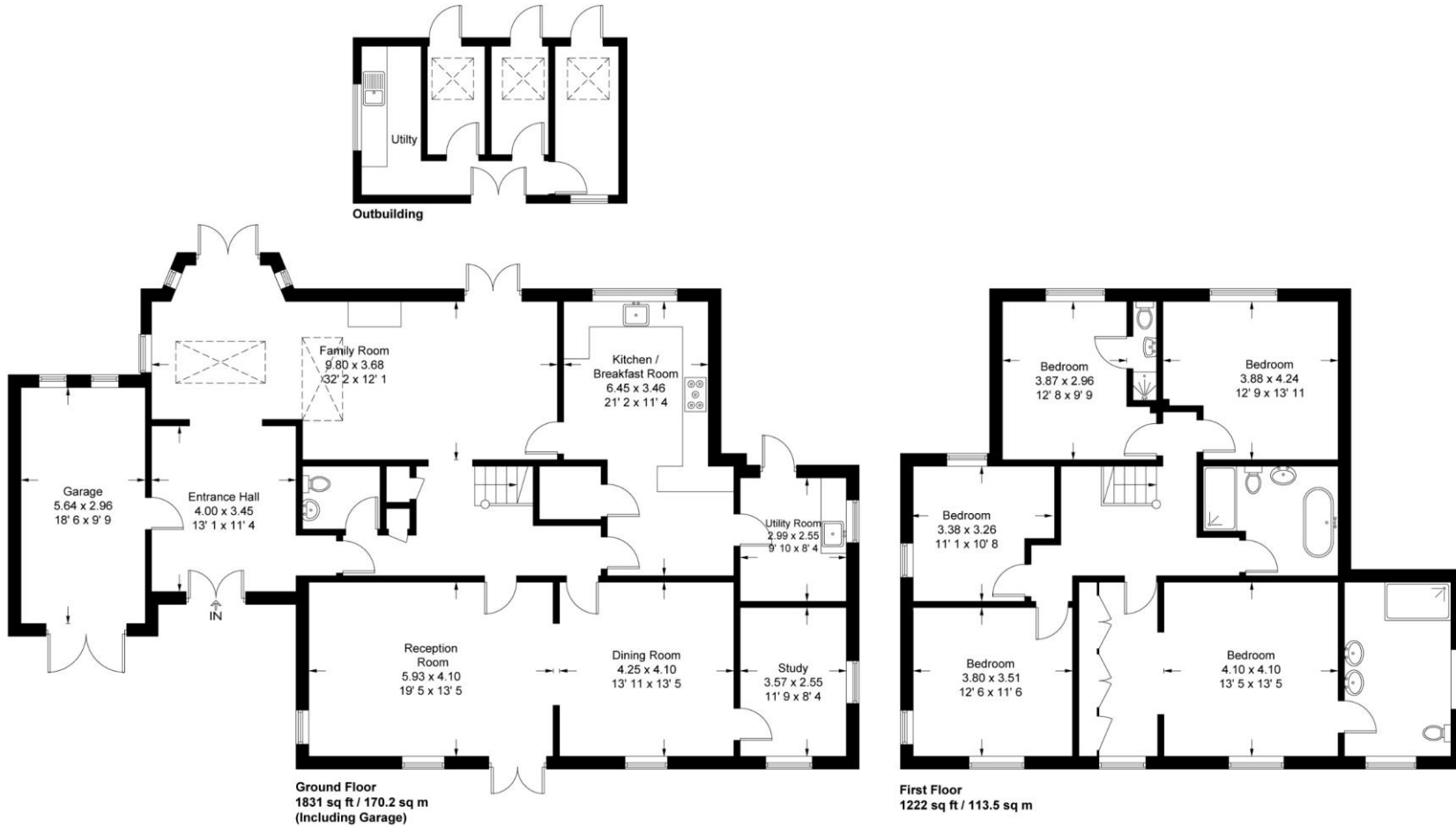


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Approximate Gross Internal Area = 3054 sq ft / 283.7 sq m

Outbuilding = 243 sq ft / 22.6 sq m

Total = 3297 sq ft / 306.3 sq m





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