



22 Killick Crescent, Bishop's Stortford,
Hertfordshire, CM23 2ZU

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Asking Price: £574,995
Freehold



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A beautifully presented and significantly upgraded four bedroom, detached family home, forming part of this recently built development in the northwest corner of town, within walking distance of local amenities and schooling. Well planned internal accommodation is spread over three floors and has been enhanced by many additions including plantation shutters to all rooms, electric roller blinds to the kitchen, upgraded power sockets with EV charging point to the front and high spec intruder alarm and now comprises ground floor WC, lounge, fitted kitchen/dining room with upgraded appliances, quartz work surfaces and double doors to the garden. On the first floor there are three bedrooms, an ensuite and family bathroom, whilst on the second floor there is the main bedroom with fitted wardrobes and an ensuite shower room. Externally there is an enclosed rear garden with two allocated parking spaces to the side. Offered with no onward chain.

EPC Band B. Council Tax Band F.



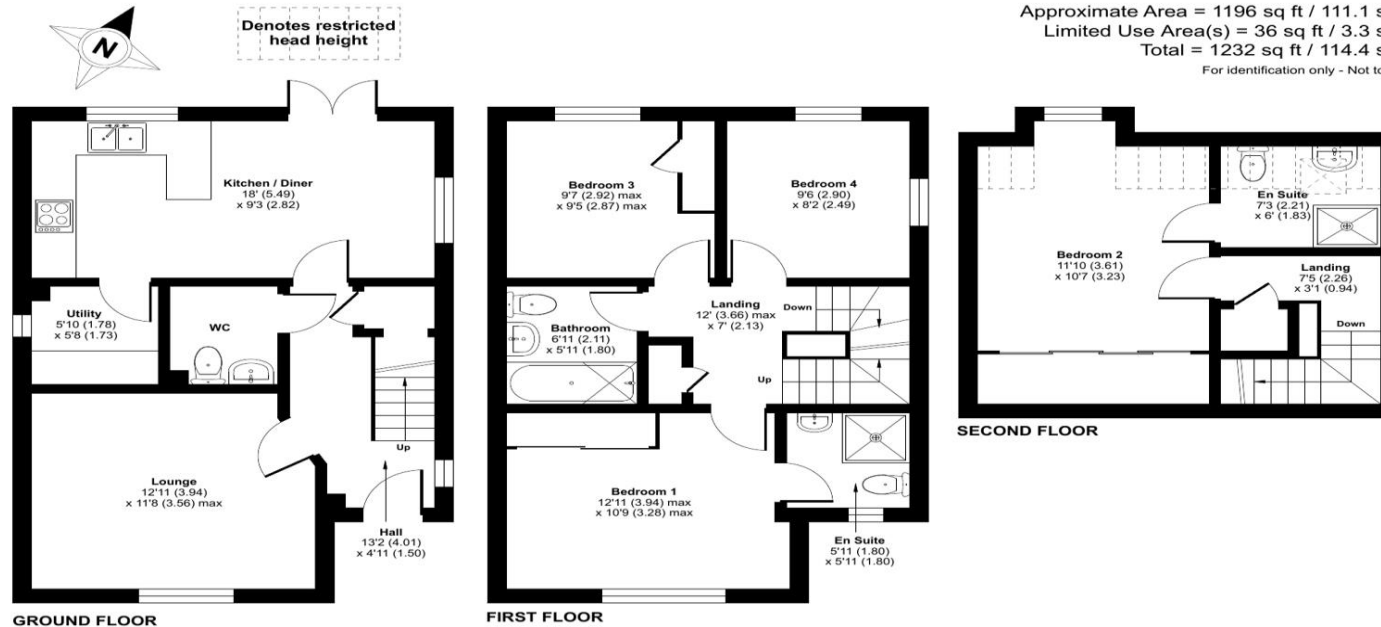
4 Bedroom Detached Property
Upgraded Throughout
Set Over 3 Floors
2 Ensuites & Bathroom
EV Charge Point
2 Allocated Parking Spaces
Garden
No Chain
EPC Band B & Council Tax Band F

ADDITIONAL INFORMATION

Bishop's Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town provides reputable primary and secondary schooling, a variety of shops, both high street names and long established independents, regular market days, leisure facilities and a good choice of cafes, bars and restaurants.

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Approximate Area = 1196 sq ft / 111.1 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 1232 sq ft / 114.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Intercounty Estate Agents. REF: 1112183



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

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