



1 Scholars Close, Bishop's Stortford,
Hertfordshire, CM23 5SZ

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Asking Price: £795,000
Freehold



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Located in a select gated development of just two detached properties is this well-proportioned and immaculately presented four-bedroom detached family home, located within a short walk of the train station, town centre, Hockerill Anglo European College and Herts and Essex School. The internal accommodation comprises entrance hallway with ground floor cloakroom, sitting room, separate study and an open plan kitchen/breakfast room with separate utility room. On the first floor there are four bedrooms with an en-suite shower room to the main bedroom and an additional family bathroom. The property benefits from underfloor heating to the ground floor with double glazing throughout.

Externally there is a secluded, south facing rear garden that backs onto school playing fields, a single garage with two parking spaces to the front of the house plus a further visitors parking space in the driveway by the electric gates.

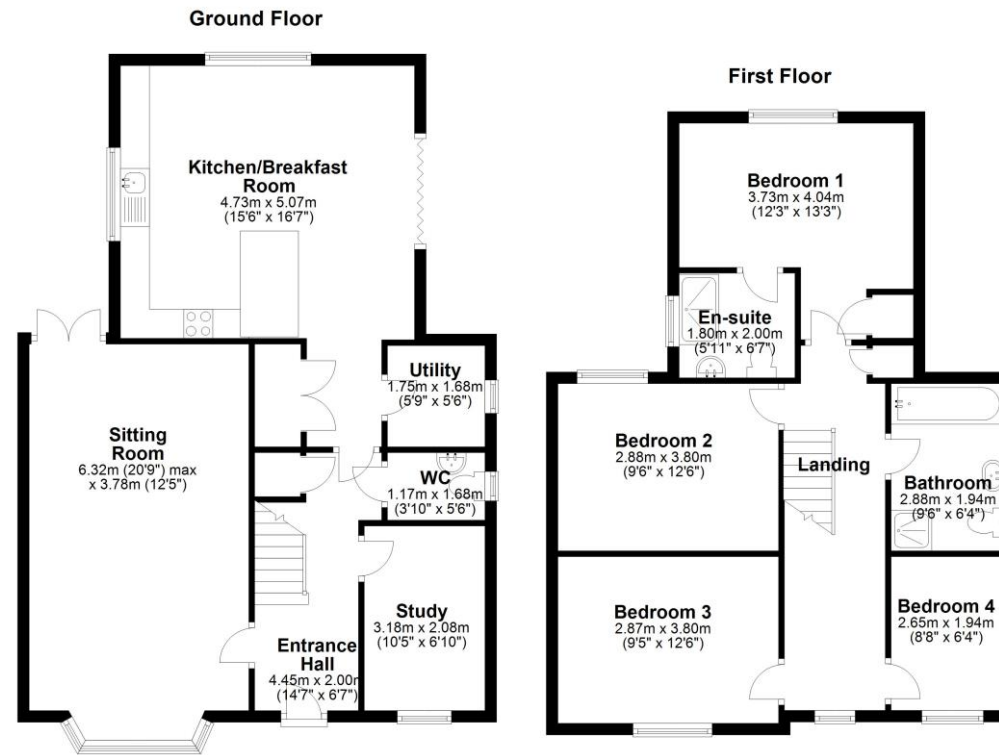
Council Tax Band G. EPC Band B.



4 Bedroom Detached Property
Gated Development
Siting Room & Study
Kitchen/Breakfast Room & Utility
Bathroom & En-Suite
South Facing Garden
Garage & Parking
Council Tax Band G & EPC Band B

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.



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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