



Chelmsford Road  
Hatfield Heath | Hertfordshire | CM22 7BQ

FINE & COUNTRY  
ESTABLISHED 1974



# Chelmsford Road

Hatfield Heath, Hertfordshire, CM22 7BQ

At a glance

- Deceptively Spacious & Versatile Detached Family Home
- 5 Double Bedrooms
- 4 Reception Rooms
- Generous Kitchen/Breakfast Room
- Conservatory
- Driveway Parking for Several Vehicles
- Substantial Private Rear Garden
- Planning Permission to Extend
- EPC Rating TBA

## THE PROPERTY

This fabulous detached family home offers incredibly spacious and versatile living accommodation arranged over 3 floors, comprising 4 reception rooms, refitted kitchen/breakfast room, conservatory and exercise room. Principal bedroom with en-suite shower room. Bedroom two with en-suite facilities and a further 3 double bedrooms. The property sits on a generous plot with gravel carriage driveway and garden to the front and extensive private rear gardens with a number of outbuildings/summer houses. EPC TBA.

## THE SETTING

Located in the pretty Hertfordshire village of Hatfield Heath, which offers a range of convenience stores/post office, public houses and eateries and lies approximately 6 miles southeast of the busy market town of Bishop's Stortford, offering a comprehensive range of shops and amenities and an excellent selection of state and private schools for all ages and a mainline railway station offering services to London Liverpool Street and Cambridge. For road users, there are excellent links with J7A of the M11 and the A120 all within easy access and Stansted's International Airport is approximately 8 miles away.



*“sitting room with large patio doors to the rear garden”*



#### THE ACCOMMODATION

A solid wood door opens on an entrance hallway with doors leading to the bespoke kitchen/breakfast room which is situated to the front of the property with windows overlooking the front and side and has been fitted with a good range of wall and base units with integrated appliances, granite worksurfaces, tiled flooring and breakfast bar. Further doors lead to the dining room with additional double doors through to the main sitting room, which is a large bright spacious room with a turned staircase rising to the first floor, feature fireplace and sliding patio doors to the rear garden. A further living room sits off the entrance hallway with double doors to a large conservatory to the side of the property and French opening doors to the rear garden. At the opposite side of the property there is an office/study, a laundry room with access to the exercise room. A wc completes this floor.

The first floor landing has doors leading to the Principal bedroom with windows to the front aspect and an en-suite shower room and a further staircase rises to a second floor that is currently being used as a dressing room with free-standing bath. The second bedroom has en-suite shower facilities and balcony and there are a further 3 double bedrooms and family bathroom that completes this floor.

#### OUTSIDE

The property is approached by a gated gravel carriage driveway to the front offering parking for numerous vehicles with a lawned garden and side access to the extensive private rear garden with two summerhouses, a bar, a covered hot-tub pergola and patio/entertaining area immediately to the rear of the sitting room. The remainder of the garden is laid to lawn with mature trees and shrubbed borders.

#### SERVICES

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

#### LOCAL AUTHORITY

Uttlesford District Council

#### COUNCIL TAX

Tax Band G



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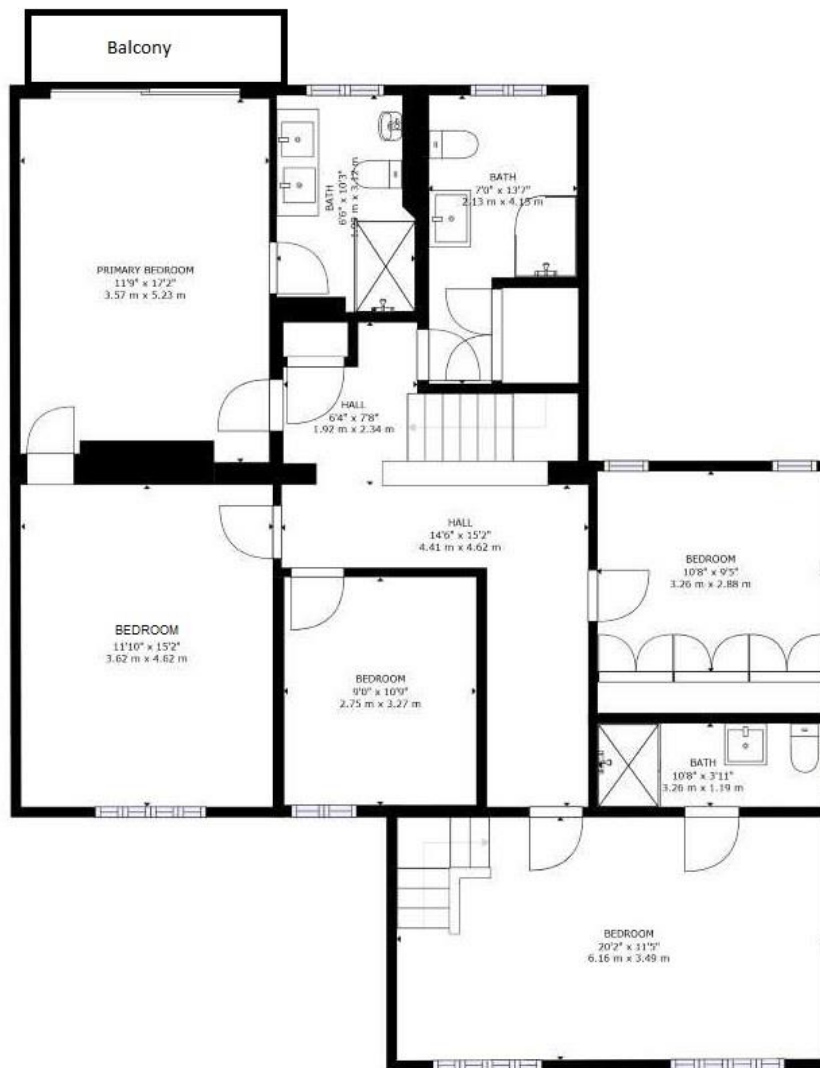


*“bespoke kitchen/breakfast room”*









GROSS INTERNAL AREA  
 FLOOR 1: 1660 sq. ft, 154 m<sup>2</sup>, FLOOR 2: 1306 sq. ft, 121 m<sup>2</sup>  
 FLOOR 3: 381 sq. ft, 35 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 366 sq. ft, 34 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 184 sq. ft, 17 m<sup>2</sup>  
 TOTAL: 3346 sq. ft, 311 m<sup>2</sup>





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