



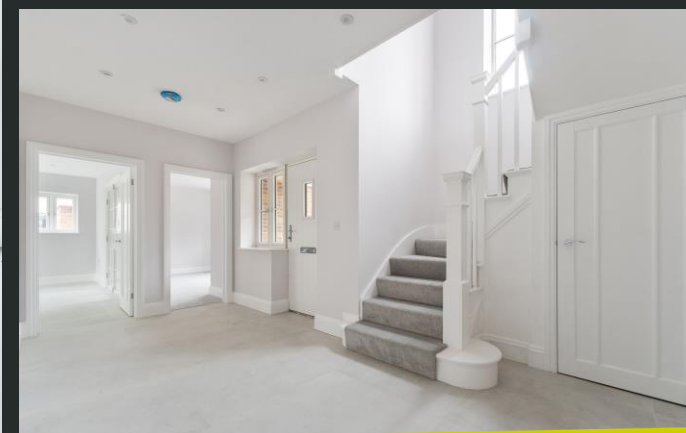
Florence Drive, Hammond Road, Hatfield Broad Oak,  
Bishop's Stortford, Essex, CM22 7JN

Prices from: £1,125,000  
Freehold

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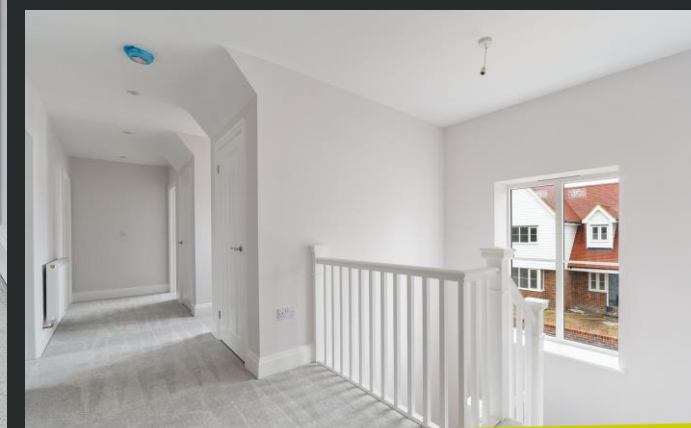


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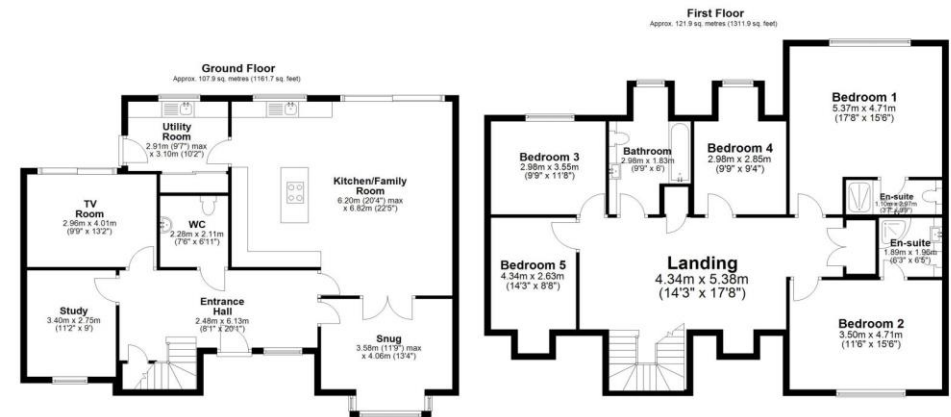
A select development of just four, five bedroom detached properties, and one, three bedroom detached property, situated in the popular village of Hatfield Broad Oak, with good accessibility to Stansted Airport, M11 and Bishop's Stortford.

The properties have been built to a very high specification with a host of luxury fixtures and fittings and offer modern open plan living accommodation yet with a traditional build. The interior comprises a large kitchen/dining room with separate utility room, three reception rooms and a ground floor WC. On the first floor there are five bedrooms, with luxury fitted ensuites and a family bathroom. Externally, each of the four bedroom properties benefits from a double carport and garden. The three bedroom property also has a garden and a single carport.

Please call for more information or to book a viewing. EPC and Council Tax Bands TBC.



Luxury 5 Bedroom Detached Properties  
New Select Development  
Open plan Living Accommodation  
3 Reception Rooms  
2 Ensuites and Bathroom  
Countryside Views



Total area: approx. 229.8 sq. metres (2473.6 sq. feet)

Total area: approx. 241.7 sq. metres (2601.5 sq. feet)

**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 Intercountry.

**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

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