



# A charming period cottage on the edge of town

**Stansted Road, Birchanger, Bishop's Stortford, Hertfordshire, CM23**

Guide Price £365,000 Freehold





**In a convenient town location, well positioned for access to the shops, schools and transport links • Off street parking for two cars at the front • Modern fitted kitchen opening into a conservatory • Upstairs bathroom plus additional guest cloakroom • CHAIN FREE SALE**

#### Local Information

This charming cottage is located on the North Eastern outskirts of the market town of Bishops Stortford.

It is within walking distance of the mainline railway station and the highly regarded local schools.

The town centre provides excellent shopping and sporting facilities, schooling for all ages from both the private and state sectors.

There are good transport links by road via the A10 and M11 and mainline railway connections to London Liverpool Street Station and Cambridge.

In addition, international travel can be easily accessed via Stansted and Luton Airports.

#### About this property

This well-presented cottage forms part of the terrace of period homes on the edge of Bishop's Stortford.

A deep driveway and front garden provides parking for a couple of cars if needed.

The entrance door leads into a lobby with stairs to the first floor, opening into the lounge, which has a wall mounted gas fire and is semi open plan with the kitchen / diner at the rear of the house.

The kitchen has a range of fitted wall and base units and

integrated appliances. This room opens into the conservatory, which has a guest cloakroom and utility cupboard.

Double doors open from here onto the garden, which is of a good length, providing a decked seating area, lawns and flower bed borders. There is a garden shed. The lower part of the garden is relatively private and has space for a home office or studio. There is a pedestrian gated access and right of way across the neighbouring property.

#### Tenure

Freehold

#### Local Authority

East Herts District Council

#### Council Tax

Band = C

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office. Telephone: +44 (0) 1279 756 800.







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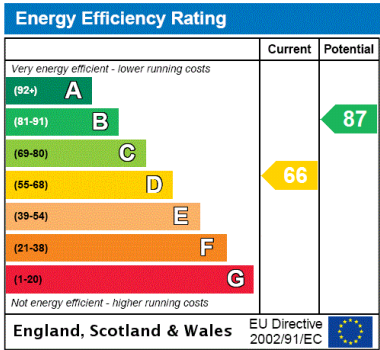
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Approximate Gross Internal Area  
770 sq ft (72 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.eigphoto.co.uk



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