



# Detached family home that occupies a prime position

**Pleasant Road, Bishop's Stortford, Hertfordshire, CM23**

Guide Price £875,000 Freehold





No onward chain • Cleverly extended • Rear garden with a southerly aspect • Favored northwest corner of Bishop's Stortford • Close to Outstanding Primary school • Walking distance to the train station

### Local Information

Pleasant Road is a very desirable address, brilliantly located for Northgate Primary School, Bishop's Stortford College and several Ofsted Outstanding High Schools. There is Waitrose supermarket within 5 minutes walk as well as local shops and restaurants on North Street and a 15 minute walk to the main line railway station with direct fast trains into London, Cambridge and to Stansted Airport. A further attraction to the neighbourhood is the proximity to the town's main sports clubs offering cricket, rugby, hockey and tennis.

### About this property

Being offered with no onward chain is this cleverly extended family home, occupying a quiet position on a private road in the favored Northwest corner of Bishop's Stortford.

The particularly bright and spacious accommodation comprises four double bedrooms including the master suite with dressing area and ensuite shower room and Guest bedroom with ensuite shower room, family bathroom, cloakroom & 4th WC, useful utility/boot room, work from home office, living room, porch and hallway, stunning family room with large kitchen/breakfast area, dining space and living area with patio doors opening to the rear garden.

The rear garden is well tended with a patio area and garden shed and the front is the driveway that provides off road parking for numerous vehicles.

### Tenure

Freehold

### Local Authority

East Herts District Council

### Council Tax

Band = F

### 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.










Pleasant Road, Bishop's Stortford, Hertfordshire, CM23  
Gross Internal Area 1625 sq ft, m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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