



## London Road, Spellbrook, Bishop's Stortford, CM23 4BA

GUIDE PRICE £625,000 - £650,000

Geoffrey Matthew Estates are delighted to offer this beautifully presented, four bedroom, semi detached family home in the sought after area of Spellbrook. With spacious and versatile accommodation, the property offers four bedrooms, two bathrooms, three reception rooms and ground floor w.c. A detached garage with room above that could be ideally utilised as a home office or games room. To the front, the property offers ample off street parking for multiple vehicles and to the rear a generous and well tended garden.

This family home is certain to prove popular so early viewings are highly recommended!

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# London Road, Spellbrook, Bishop's Stortford, CM23 4BA

- Four Bedrooms
- Two Bathrooms
- Detached Garage With Additonal Room
- Generous And Well Tended Gardens
- Three Reception Rooms
- Ground Floor W.C
- Ample Off Street Parking
- Sought After Location

## Entrance Hall

## Ground Floor W.C

## Lounge

13'10 x 20'6 (4.22m x 6.25m)

## Front Sitting Room

13'10 x 11'4 (4.22m x 3.45m )

## Kitchen

12'10 x 6'7 (3.91m x 2.01m)

## Dining Room

12'10 x 8'3 (3.91m x 2.51m)

## First Floor Landing

## Bedroom

8'10 x 17'6 (2.69m x 5.33m)

## Ensuite

4'8 x 12'3 (1.42m x 3.73m)

## Bedroom

12'10 x 8'3 (3.91m x 2.51m)

## Bedroom

7'5 x 11'4 (2.26m x 3.45m)

## Bedroom

9'9 x 8'4 (2.97m x 2.54m)

## Bathroom

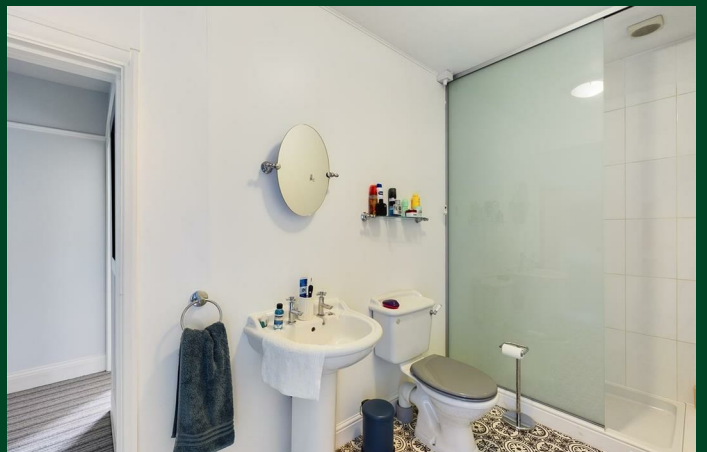
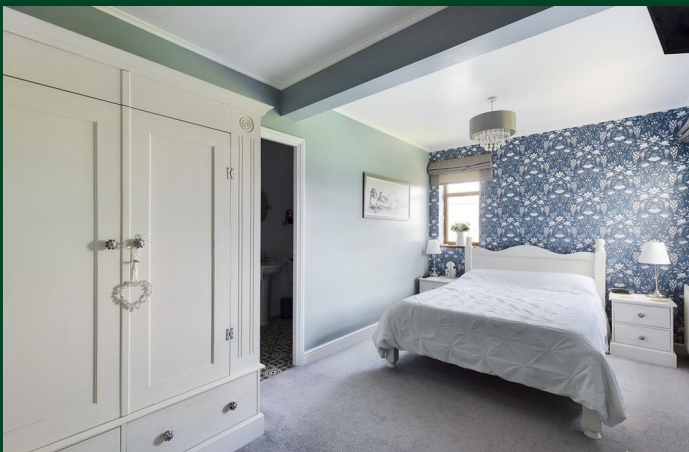
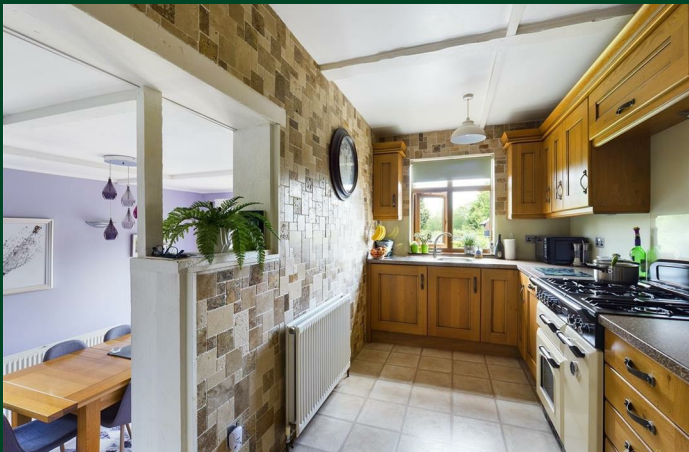
9'8 x 6'8 (2.95m x 2.03m)

## Garage

20'10 x 17'11 (6.35m x 5.46m)

## Garage Room

20'10 x 12'1 (6.35m x 3.68m)







# Floor Plan



## Council Tax Details

East Herts Band: E

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: 80 (Current), 57 (Potential)

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