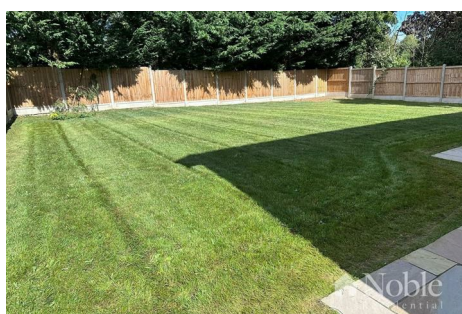




Broadfield Road, Little Canfield, CM22 6SR

- Brand New Home
 - Detached
 - Four Bedrooms
- Master bedroom with Dressing Area and Ensuite
 - Underfloor Heating to Ground Floor
 - Ground Floor WC
- Open Plan Kitchen/Dining Area
 - 60ft x 54ft Garden
 - Parking for Two Cars
- Potential for Detached Garage (STPP)

£650,000 - Freehold - Council Tax: F

Broadfield Road

Bishop's Stortford, CM22 6SR



Entrance Hall

Part frosted double glazed entrance door, double glazed windows to front and side, underfloor heating, stairs to first floor.

Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, underfloor heating, part tiled walls, extractor.

Lounge

19'7 x 13'4 (5.97m x 4.06m)

Double glazed window to front, double glazed French doors to rear, underfloor heating.

Open Plan Living/Kitchen/Dining Area

20'6 x 19'7 narrowing to 10'1 (6.25m x 5.97m narrowing to 3.07m)

Double glazed window to rear, double glazed French doors to rear, underfloor heating. Kitchen area: Double glazed window to front, wall and base units, quartz work tops, integrated fridge freezer, dish washer, electric hob, oven extractor, services cupboard with plumbing for washing machine.

Landing

Radiator, loft access.

Bedroom One

10'8 x 10'6 (3.25m x 3.20m)

Double glazed window to rear, radiator.

Dressing Area

9'10 x 4'9 (3.00m x 1.45m)

Ensuite

Frosted double glazed window to front, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, electric shaving point.

Bedroom Two

14'1 x 10'6 (4.29m x 3.20m)

Double glazed window to rear, radiator.

Ensuite

Low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, part tiled walls, extractor, electric shaving point.

Bedroom Three

10'6 x 8'10 (3.20m x 2.69m)

Double glazed window to rear, radiator.

Bedroom Four

10'5 x 6'6 (3.18m x 1.98m)

Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to front, low level WC, pedestal wash hand basin, panelled bath, shower cubicle, heated towel rail, part tiled walls, extractor, electric shaving point.

Garden

60' x 54' (18.29m x 16.46m)

Gated side access, patio, lawn to be seeded.

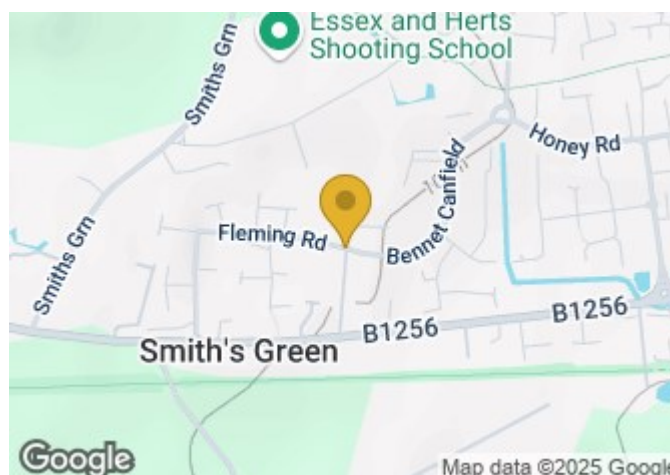
Parking

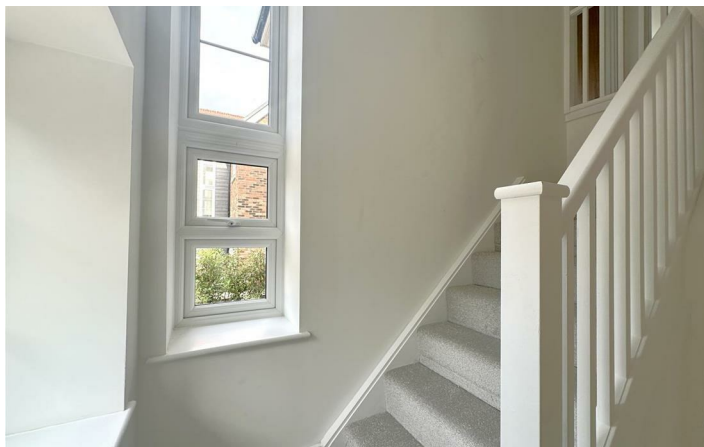
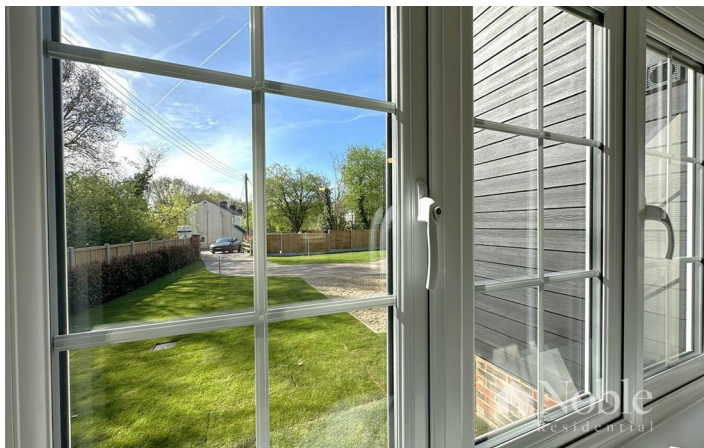
Parking to front for three cars plus additional visitors parking.

Section 21

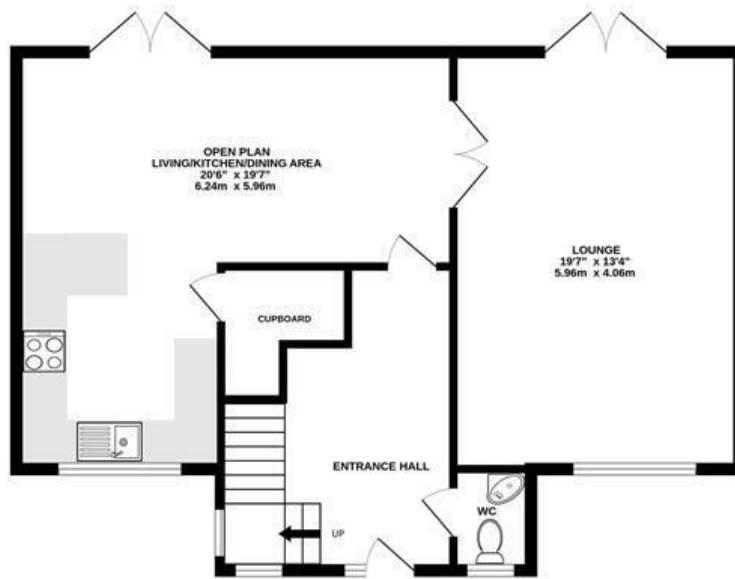
Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.

Please note the photos shown may be of a similar property

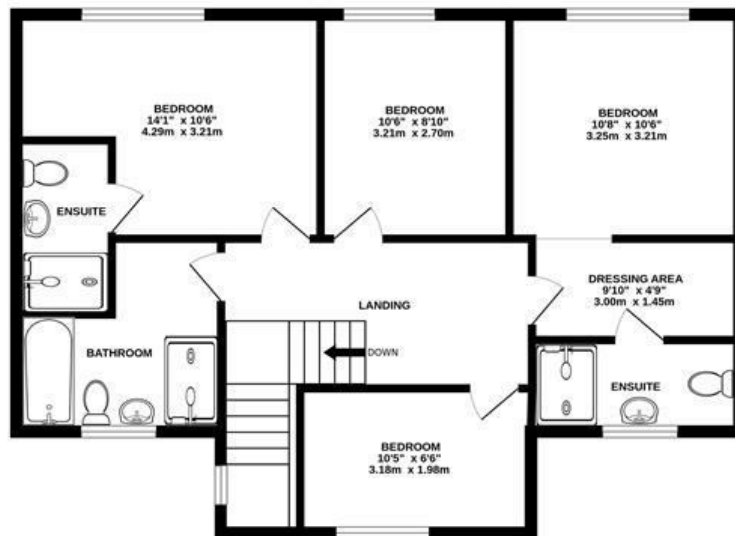




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: F
Tenure: Freehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	