



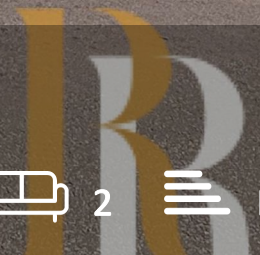
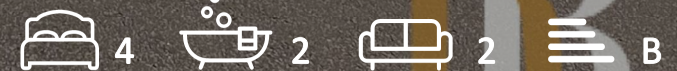
REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R  
WHEN SELLING YOUR HOME



15 Randall Lane  
Bishop's Stortford, CM23 1ET

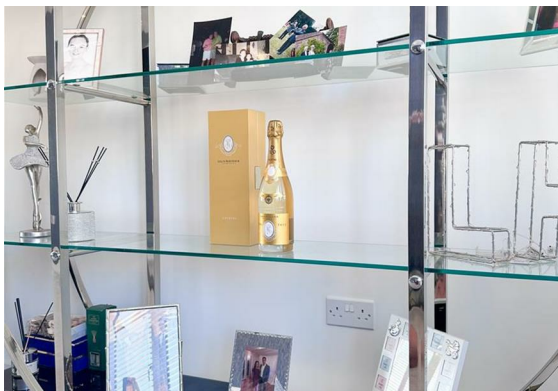
**Guide price £680,000**



15 Randall Lane  
Bishop's Stortford, CM23 1ET

Set back from the road and tucked away, with far reaching views from the stunning roof terrace, we are thrilled to bring you one of only six uniquely built Colonial style townhouses. This family sized home has been beautifully maintained and is conveniently situated on the edge of town, just 0.2 miles from Avanti Meadows Primary School. Arranged over three floors, this contemporary property offers well-proportioned rooms with flexible accommodation. The spacious entrance hall provides access to the kitchen / dining room with double patio doors leading onto the garden. The kitchen features breakfast bar, inset induction hob and double oven, integrated fridge/freezer and dishwasher. The useful utility cupboard has space and plumbing for a washing machine and dryer.

There is a guest cloakroom and access to the integral, double



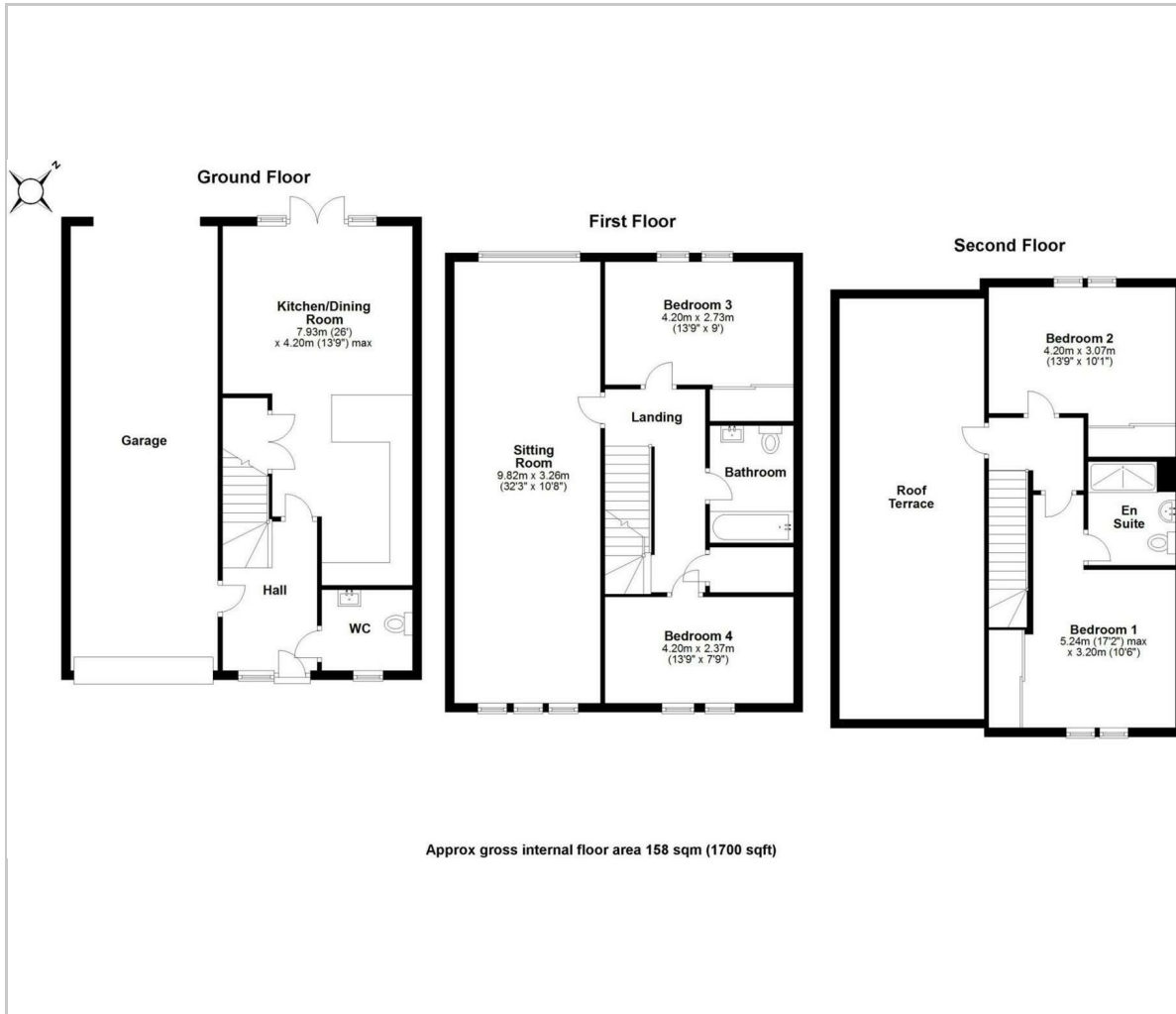


length garage. On the first floor there is a generous dual-aspect reception room measuring an impressive 32'4 x 10'6. There are two double bedrooms sharing a bathroom. On the second floor there are two further double bedrooms, the main suite benefitting from built-in wardrobes and en suite shower room. There is also access to the spacious roof garden which offers views to the front over Bat Willow Hurst Country Park, as well as to the rear. This generous space is in addition to the rear garden which features shrub borders, lawn and patio dining area.

Area Guide: Situated on a popular new development on the edge of town, this beautifully presented home is within easy reach of the train station (1.8 miles) with commuter services to London Liverpool Street (from 38 minutes) and Cambridge.

The town is a short walk along a pleasant footpath and offers a wide variety of shopping and sporting facilities plus cinema, two leisure centres and a wide selection of restaurants, bars and pubs. Excellent primary schooling is available just 0.2 miles away at Avanti Meadows Primary School and 1.3 miles away at Northgate Primary School, among some others.

## Floor Plan

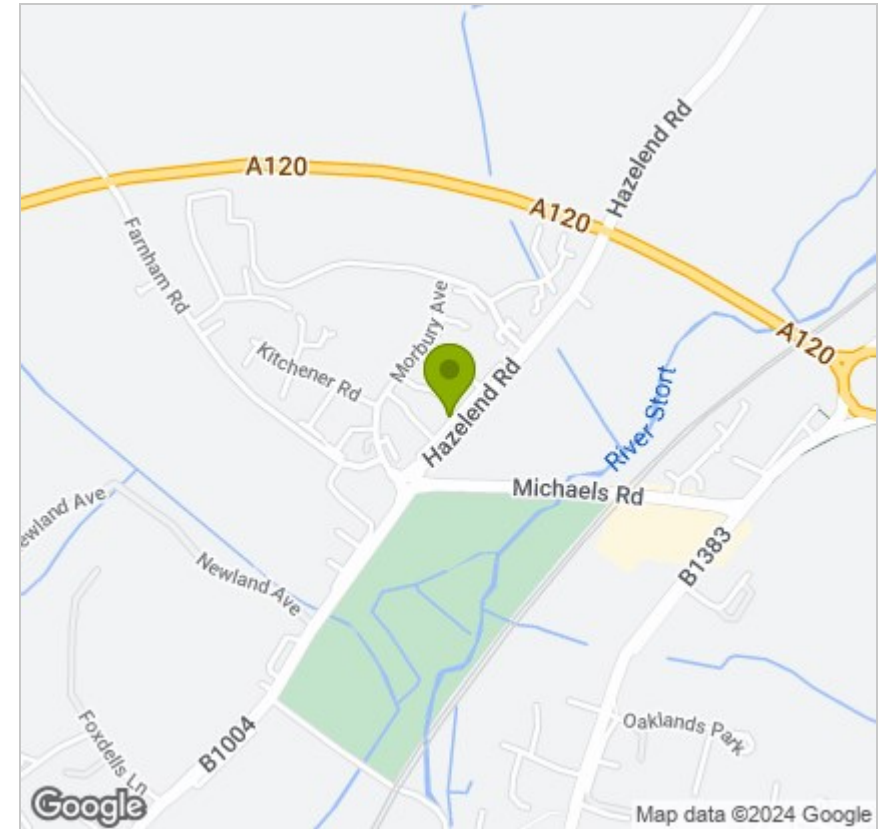


## Viewing

Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

