



The Oaks, Bishop's Stortford, CM22 6TW  
£515,000

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# The Oaks, Bishop's Stortford, CM22 6TW

\*Potential to be Chain Free\* Built in 2015 is this immaculate four bedroom detached family home benefitting from a garage and driveway parking, allocated parking space and a huge corner plot garden. Downstairs comprises a w/c, reception room to the front, lounge and open plan lounge/dining room opening up onto the rear garden via french doors. Upstairs offers four bedrooms with an en suite to the master, a family bathroom and additional storage. Externally the property is nestled on a large private corner plot with access to the driveway and rear access to the garage. There is also an additional piece of land to the front which the sellers own, meaning the rear garden could be even bigger than it already is.

The Oaks is a quiet cul de sac located in the heart of Little Canfield, being walking distance to local shops and Takeley Primary School. Stansted Airport is only a 9 minute drive with direct trains to both London and Cambridge. As previously mentioned the property could be offered chain free.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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>				(92 plus) <b>A</b>		
(81-91) <b>B</b>			82	(81-91) <b>B</b>		
(69-80) <b>C</b>				(69-80) <b>C</b>		
(55-68) <b>D</b>				(55-68) <b>D</b>		
(39-54) <b>E</b>				(39-54) <b>E</b>		
(21-38) <b>F</b>				(21-38) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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.

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