



The Street, Bishop's Stortford, CM22 6QT  
Guide Price £500,000

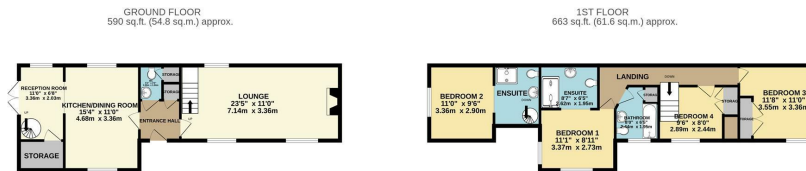
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# The Street, Bishop's Stortford, CM22 6QT

**\*\*Chain Free\*\*** A lovely four bedroom detached cottage benefitting from driveway parking for three cars and located only a short drive to both the M11 and Stansted Airport with direct trains to London and Cambridge. Internally, the cottage offers plenty of beneficial features such as beams throughout, a large fireplace, spiral staircase and a recently fitted Gas Central Heating Vaillant Combi Boiler. Downstairs comprises a large lounge, open plan kitchen/diner and reception room with french doors opening out onto the private rear garden. Upstairs offers four bedrooms, two of which come with en suites, a family bathroom and multiple storage cupboards.

Outside is a good size private rear garden with both patio and grass area and a driveway for three cars. Holly Tree Cottage is located just a 2 minute drive (20 minute walk) to all of the local pubs, shops and takeaways that Takeley has to offer. As well as being just a 9 minute drive to Stansted Airport and a 3 minute drive to the Bishops Stortford M11 Junction. As previously mentioned this is offered with No Onward Chain and a viewing is highly recommended to appreciate the size and finish.



TOTAL FLOOR AREA - 1253 sq.ft. (116.4 sq.m.) approx.  
While 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 is given as to their condition or efficiency save as 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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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