



Old Mead Road, Bishop's Stortford, CM22 6JG
Offers In Excess Of £750,000



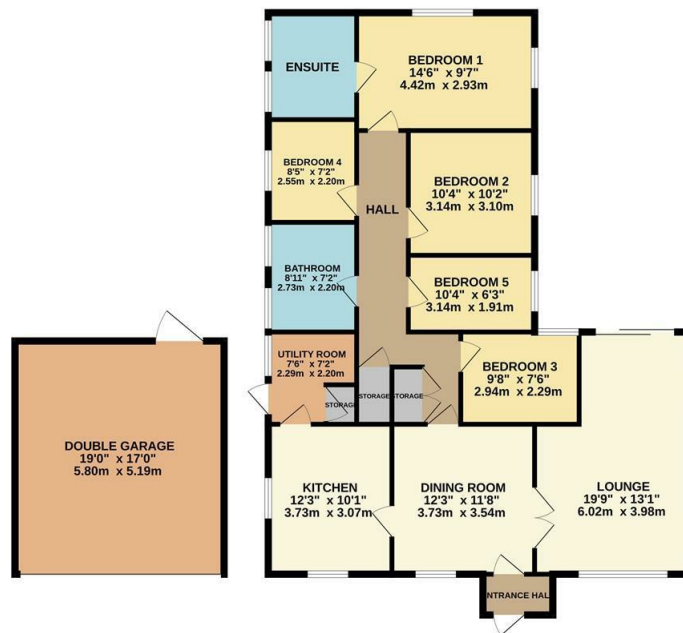
Old Mead Road, Bishop's Stortford, CM22 6JG

A stunning five bedroom detached bungalow located only a 4 minute drive to Elsenham Train Station with direct trains to both London and Cambridge. With countryside views and set back from the road, the bungalow offers an entrance hall leading through to a large dining area with open plan lounge and french doors opening up onto the rear garden. An immaculate kitchen and utility room, a family bathroom, en suite to master bedroom and plenty of internal storage. To the rear is a large, private rear garden with a recently upgraded heated pool with brand new patio, pool lining and heat pump which significantly reduces to cost of heating the pool. Additionally there is a large area to the side of the house with a pool room, access to the double garage and additional space for an extension.

The front of the house is accessed via a private driveway with parking for 5+ cars, screened by a newly fitted fence and hedge providing privacy from the road. Old Mead Road is located only a 4 minute drive to Elsenham, which offers a mainline train station, shops, pubs, restaurants and schools. There is potential to extend to either side, to the rear or do a loft conversion (subject to the normal planning permissions).



GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.



TOTAL FLOOR AREA - 1594 sq. ft. (148.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and any other details are approximate and are for guidance only. The buyer should verify all measurements and details at their own expense. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency at the time shown.



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			
		71	83
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	

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.