



HAMILTON HOUSE

HEATH ROW, BISHOP'S STORTFORD

m.

Designed for
Lifestyle

Welcome to a sophisticated three-bedroom detached home, blending style, comfort, and modern living. Immaculately presented, it offers a seamless mix of contemporary design and thoughtful upgrades.

From the indulgent freestanding tub to the open-plan kitchen-diner flowing onto a sunlit garden terrace, this home is all about lifestyle, connection, and enjoyment.

Offers Over: £700,000





The Heart of *Modern Living*

Step into a home that defines
modern living.

The expansive open-plan kitchen, dining, and living space is the true heart of the property, complete with herringbone flooring, feature lighting, a statement central island breakfast bar, and seamless bi-fold doors leading directly to the garden terrace. It's an entertainer's dream and the perfect family hub.

The gourmet kitchen is finished to an exceptional standard with sleek black cabinetry, premium appliances, and a striking island—ideal for chefs and social hosts alike.



Retreats for *Everyday*

A cosy snug and a stylish sitting room with wood-burning stove provide welcoming retreats, while the utility room and wet room ensure everyday practicality.







Sanctuary *In Style*

Upstairs, there are three beautifully presented bedrooms, each offering comfort and character. The spa-inspired bathroom features a deep freestanding tub, Japanese toilet, elegant tiling, and warm natural textures, creating a boutique-hotel feel at home.



Designed for
Every Occasion

This home is made for both relaxation and entertaining. The sun-drenched garden terrace flows effortlessly from the kitchen-diner, offering the perfect space for dining, summer evenings, and gatherings with friends.

With stylish decking, ambient lighting, and a private garden beyond, you'll enjoy the best of indoor-outdoor living in total seclusion.







Style & Specification

Every inch of this home has been finished with an eye for detail and high specification:

- ~ Underfloor heating across the ground floor and in the upstairs bathrooms.
- ~ A striking mix of natural textures, bold panelling, and modern lighting.
- ~ Spa-like bathrooms with high-quality fittings and finishes.
- ~ Thoughtful practicality, including a bespoke utility room and excellent storage.

This is more than a house—it's a lifestyle upgrade.

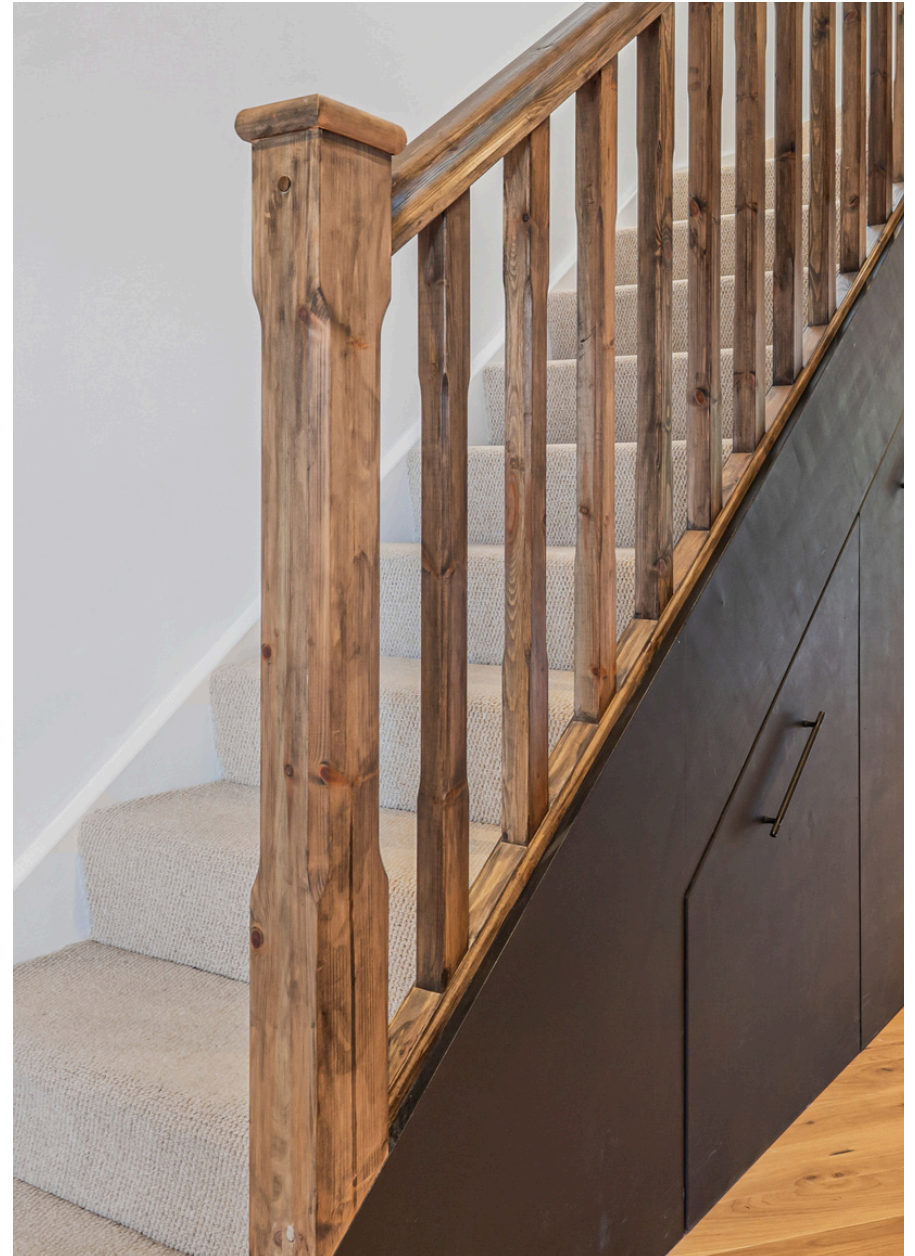
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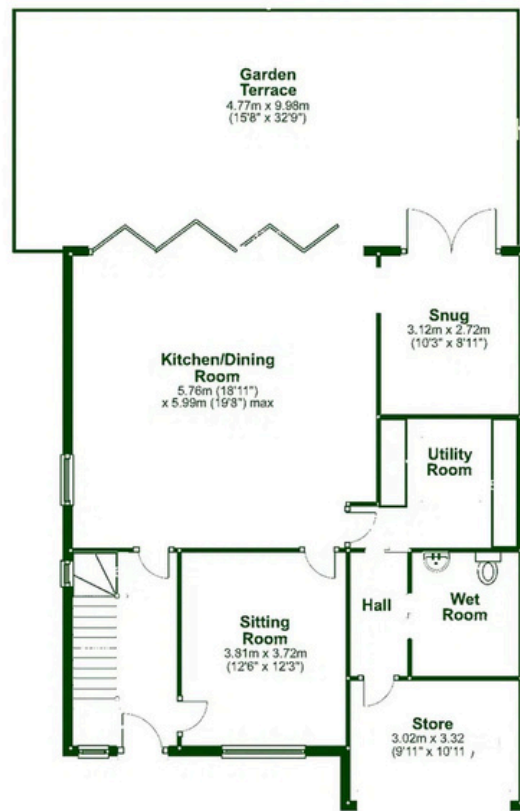
A location

To Love

Perfectly positioned in a desirable residential setting, this home offers the best of both worlds: tranquillity and convenience. Local shops, cafés, and schools are within walking distance, while the thriving centre of Bishop's Stortford provides a wealth of amenities, dining, and leisure.

Commuters benefit from mainline rail services to London Liverpool Street and quick access to the M11 and A414 for seamless city connections. Families will value the excellent choice of schools, while nature lovers can enjoy riverside walks, open countryside, and nearby parks.

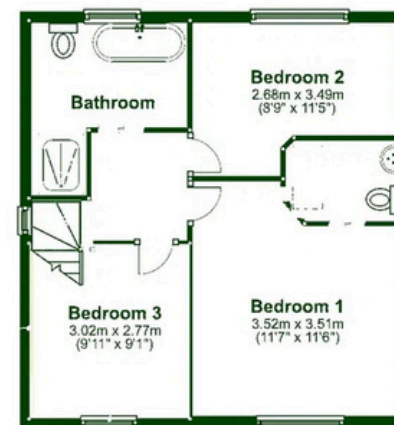




Ground Floor
Approx. 91.0 sq. metres (979.8 sq. feet)

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Every Room *In View*



First Floor
Approx. 45.9 sq. metres (494.4 sq. feet)

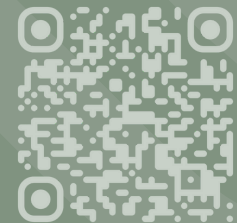
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SCAN FOR MORE



m.

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