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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**3, Easton Drive, Bishop's Stortford, Hertfordshire, CM23 1FT**

**Guide price £650,000**

Constructed by Countryside Properties and completed in 2022, this attractive four bedroom detached family home is located in a cul-de-sac of just three properties on the sought-after development of St Michael's Hurst.

The property is in immaculate decorative order throughout and the current owners enlisted Sharps to design and fit bespoke wardrobes in all bedrooms. In addition, bespoke shutters have been fitted to the majority of the ground floor rooms and all of the bedrooms.

There is driveway parking for two vehicles and a detached single garage which the owners have converted to a usable reception room with wood effect laminate flooring, fitted cupboards and ceiling spotlights.

Nestling close to the new 16 acre Bat Willow Hurst Country Park, homes at St Michael's Hurst not only offer exceptionally well designed living space but all the benefits of living near high-quality green space all-year-round. There are new Primary and Secondary schools nearby, while there are many well regarded schools in Bishop's Stortford, both state and independent.

EPC Rating B. Council Tax Band F (£3036.10 for 2023/24).

### **ENTRANCE HALL**

With stairs to first floor, doors to all rooms, cupboard under the stairs with shelving and storage, wall mounted fuse box.



### **Kitchen/Dining Room**

14'9" x 12'10" (4.52m x 3.92m)

Bright and spacious room with double doors to the rear garden, double glazed windows to the rear, an excellent range of wall and base units complemented by stone work tops, and integrated appliances including an AEG electric induction hob, AEG double oven, fridge/freezer and dishwasher. The gas fired Baxi boiler is wall mounted and concealed in a cupboard.



### **Utility Room**

7'3" x 5'11" (2.21m x 1.81m)

With side door leading onto the driveway, fitted wall and base units, sink and space for washing machine.

### **Ground Floor WC**

With radiator, WC and basin.

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**Dining/Study/Playroom**

10'2" x 10'1" (3.11m x 3.09m)

Double glazed windows to front and side with bespoke fitted shutters, radiator.



**Sitting Room**

17'7" x 11'4" (5.37m x 3.46m)

Large reception room with double doors opening onto the rear garden, double glazed window to the front with bespoke fitted shutters, two radiators.



**First Floor Landing**

Double glazed window to the front with a bespoke fitted shutter, loft access hatch and radiator.



### Bedroom 1

14'0" max x 9'8" max (4.28m max x 2.97m max)

Impressive principle bedroom suite with high quality bespoke fitted wardrobes by Sharps, double glazed window to rear, radiator and door to en-suite shower room;



### En-Suite Shower Room

10'2" x 4'2" (3.11m x 1.29m)

Fully tiled double shower unit, wall mounted heated towel rail, WC and sink.



### Bedroom 2

11'7" x 8'7" (3.54m x 2.64m)

Double bedroom with double glazed window to front with bespoke shutters, high quality bespoke fitted wardrobes and desk by Sharps, radiator.



**Bedroom 3**

11'6" x 8'7" (3.53m x 2.64m)

Again with bespoke fitted wardrobes and corner desk by Sharps, double glazed window with shutters, radiator.



**Bedroom 4**

10'2" x 8'11" (3.11m x 2.74m)

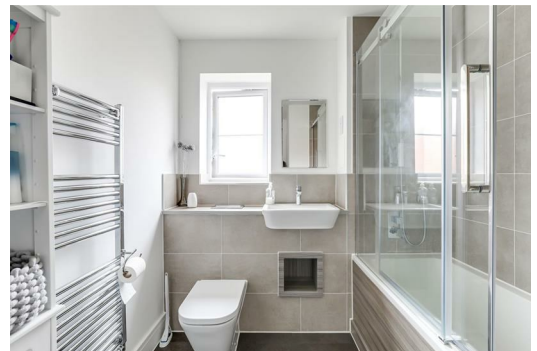
High quality fitted wardrobes and corner desk by Sharps, bespoke shutters, radiator.



**Family Bathroom**

10'2" max x 6'11" (3.11m max x 2.12m)

Bright and airy bathroom with bath and fitted sliding shower screen, basin, heated towel rail and double glazed window.



### **Rear Garden**

Private South East facing rear garden with patio, gated side access leading to the driveway and side access to the garage. The garden is mostly laid to lawn and there is a garden shed.



### **Detached Single Garage**

The garage has been fitted out with wood effect laminate flooring, a good range of fitted cupboards and ceiling spotlights.



### **Driveway**

There is a block paved driveway to the side of the property providing parking for two vehicles.

### **Estate Charges**

There is a current estate management charge of £345.06 per annum.

### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

### **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

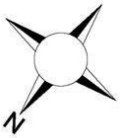
### **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

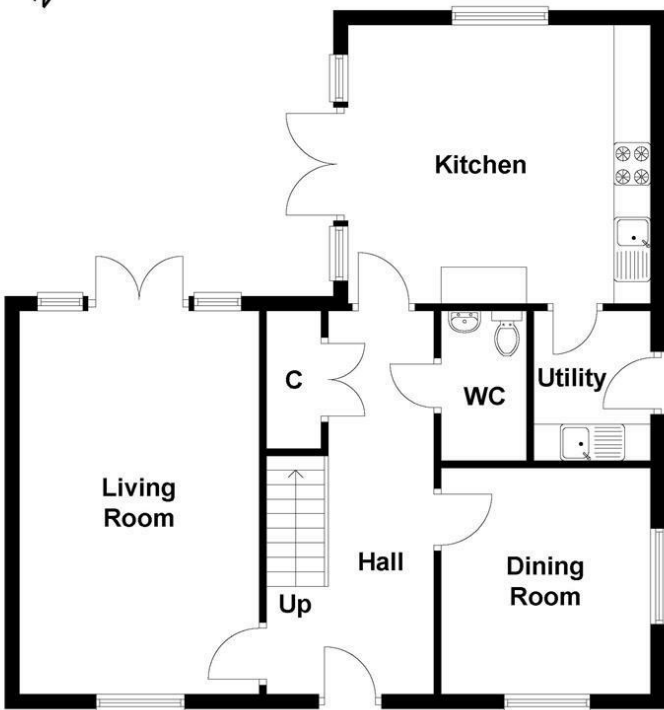
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.  
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

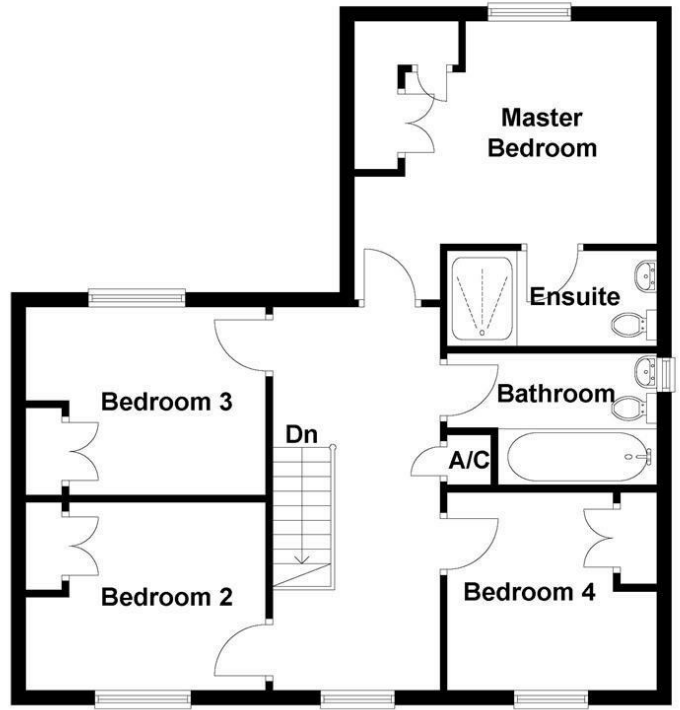
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**Ground Floor**



**First Floor**



**APPROX GROSS INTERNAL FLOOR AREA 124.20 SQM (1336.87 SQFT)**

**This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE**