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Herts CM23 2JU

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*Independent Estate Agents and Valuers*



## **8 Waters Villas, Hammond Road, Hatfield Broad oak, Bishop's Stortford, Herts, CM22 7JW**

### **Guide price £525,000**

EXTENDED SEMI-DETACHED FAMILY HOME WITH 100FT REAR GARDEN, AMPLE DRIVEWAY PARKING AND WONDERFUL FAR REACHING VIEWS.

This substantial family home offers modern and airy open plan living. On the ground floor there is a 30ft sitting room which flows nicely through to a large kitchen/dining room with fitted units and integrated appliances. There is a ground floor WC and family room/study in addition. On the first floor there is a large main bedroom suite with excellent views and an en-suite shower room. There are three additional bedrooms and a family bathroom.

To the front of the property there is ample driveway parking. To the rear there is a substantial garden approximately 100ft deep with direct access to beautiful countryside walks.

Hatfield Broad Oak is a pretty and convenient village with facilities including a village store, butchers, JMI school, nursery group, active local church, beautiful village green and many fine country walks. There is easy access to the larger towns of Bishop's Stortford and Harlow, each providing an excellent range of facilities and transport options. The mainline train stations at each serve London and Cambridge and there is access to the M11 leading to M25 access points. Junction 7a of the M11 is approximately a 10 minute drive.

The EPC Rating is D / The council tax band is D

### **Entrance Hall**

With stairs to first floor and doors to reception rooms.

### **Large Sitting Room**

31'0" x 9'6" (9.46m x 2.90m)

Impressive room with dual aspect double glazed windows to the side and rear, double glazed double doors to the rear garden, Velux windows, open countryside views and opening through to;



### **Large Open Plan Kitchen/Dining Room**

18'4" x 15'8" max (5.6m x 4.8m max)

With fitted units including integrated dishwasher, double electric oven, single electric oven and five ring gas hob with extractor over. There is a fitted central island with sink and storage under, double glazed window and door to the rear, radiator.



### **Ground Floor WC**

With WC and basin.

### **Family Room/Study**

12'10" max x 8'9" (3.92m max x 2.69m)

Feature brick fireplace, radiator and double glazed window to the front.

### **First Floor Landing**

Doors to bedrooms and bathroom.

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**Bedroom 1**

13'3" max x 9'5" max (4.06m max x 2.89m max)

Double bedroom with dual aspect double glazed windows enjoying wonderful views, radiator and loft access.



**En-Suite Shower Room**

8'10" x 5'6" (2.71m x 1.69m)

With walk in double shower, WC, heated towel rail, corner basin and double glazed windows to the front.



**Bedroom 2**

9'11" max x 9'10" (3.04m max x 3.01m)

Double bedroom with double glazed window to the front, fireplace and radiator.



**Bedroom 3**

11'6" x 8'1" (3.51m x 2.47m)

With double glazed window to the rear, fireplace and radiator.



**Bedroom 4**

8'5" x 7'7" (2.59m x 2.33m)

Single bedroom with double glazed window to the rear, staircase to loft room.

**Bathroom**

5'11" x 5'11" (1.82m x 1.82m)

With bath, WC and basin.



**Attic Room**

15'3" x 8'4" + eaves (4.66m x 2.55m + eaves)

Excellent games room or TV room accessed via a fixed staircase from bedroom 4. Power and light.



**Front**

Driveway parking to the front for numerous vehicles. Side access leading to;





## Large Rear Garden

Fabulous garden which extends to at least 100ft and includes a patio, summerhouse, further decked seating area, fruit trees and direct access to beautiful countryside walks.



## 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.

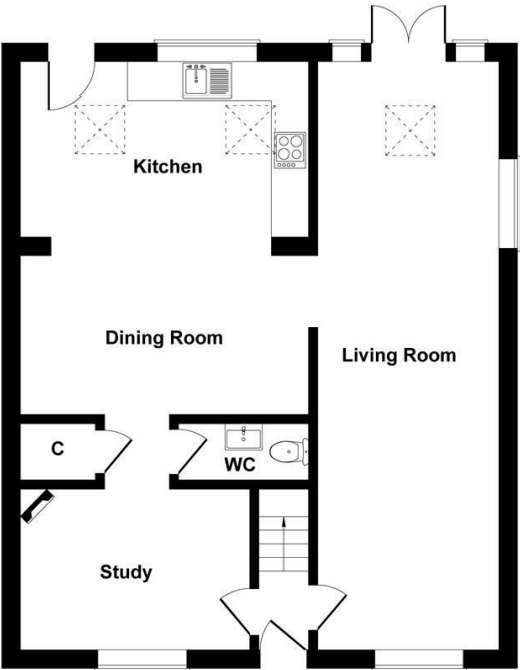
## LOCAL INFORMATION

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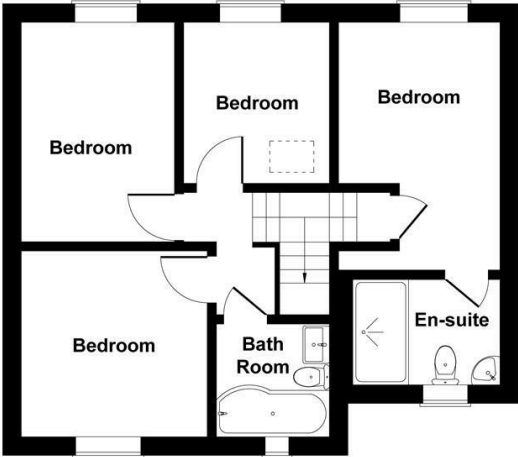
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Find the property you are interested in and then select premium brochure.

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.

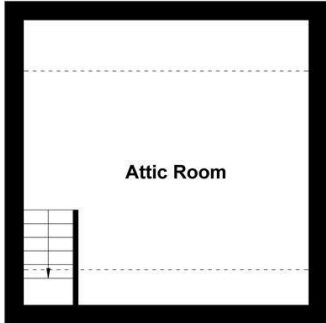
# 8 Waters Villas



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Not to Scale. Produced by The Plan Portal 2024  
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