



**Peppercorn Cottage Spellbrook Lane West, Spellbrook Bishop's
Stortford CM23 4AY**

welcome to

Peppercorn Cottage Spellbrook Lane West, Spellbrook Bishop's Stortford

William H Brown are delighted to offer this immaculately presented two-bedroom cottage, situated in Spellbrook which is between Bishop Stortford and Sawbridgeworth. Call today to arrange a viewing.



- Accommodation Overview –

Lounge

20' 10" x 12' 10" (6.35m x 3.91m)

Two windows to the front aspect, window to the rear aspect, brick fireplace, door to the Kitchen, radiator and Kardene flooring.

Kitchen

10' 9" x 8' 5" (3.28m x 2.57m)

Glass patrician, Kardene floor, fitted wall and base units, sink with drainer unit, gas hob, electric oven, extractor fan, splash back tiles, integrated dish washer.

Conservatory

11' 1" x 7' 10" (3.38m x 2.39m)

Brick and UPVC, tiled floor, door to the garden and plumbing for washing machine.

Bedroom 1

10' 1" x 9' 11" (3.07m x 3.02m)

Window to front aspect, built in wardrobes, carpet and radiator.

Bedroom 2

9' 3" x 8' 3" (2.82m x 2.51m)

Window to rear aspect, built in wardrobes, carpet and radiator.

Bathroom

Renovated in 2023 the bathroom has a window to the rear aspect, bath with mixer tap, wash hand basin, wc and fully tiled.

- Exterior –

Rear Garden

Patio throughout with shrubbery borders.



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Peppercorn Cottage Spellbrook Lane West, Spellbrook Bishop's Stortford

- Two bedrooms
- Immaculately presented
- Newly fitted bathroom
- Low maintenance garden
- Close to Bishops Stortford

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Total floor area 72.8 m² (784 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HLO105093 - 0003

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