



78 BIRCHANGER LANE

Birchanger, Bishop's Stortford, CM23 5QF

£340,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Charming Period Cottage
- Two Bedrooms
- En-Suite Shower Room
- Ground Floor Bathroom
- Two Reception Rooms
- Good Sized Rear Garden
- No Onward Chain
- Must Be Viewed Internally





Property Description

THE PROPERTY

Charming Period Two Bedroom End-of-Terrace Home in Idyllic Village Setting. Benefiting from a good sized rear garden and an en-suite! No onward chain.

Situated on the edge of a sought-after village, this delightful period end-of-terrace home offers a rare opportunity to enjoy character, comfort, and convenience in equal measure. Brimming with original charm, the property features two well-proportioned reception rooms, ideal for flexible living- whether you're seeking a cosy lounge, a formal dining room, or a dedicated home office.

The heart of the home lies in the bright and inviting kitchen, which opens out to a generous rear garden-a true haven for

gardeners, families, or those who simply enjoy outdoor entertaining. With plenty of space to relax or play, the garden is a standout feature of this charming home.

Upstairs, the property offers two bedrooms, each with character features and natural light. A first-floor bathroom completes the upper floor, providing a peaceful space to unwind.

The property's end-of-terrace position offers additional privacy and a wider plot than most, while the village location places you within easy reach of local amenities, countryside walks, and excellent transport links.

This home blends period charm with modern practicality- offering the best of both worlds in a picturesque rural

setting.

Freehold

Council Tax Band C

EPC - D

THE LOCATION

The cottage sits in the quaint village of Birchanger which is between Bishop's Stortford and Stansted Mountfitchet.

Birchanger is a popular village within close proximity to Bishop's Stortford and Stansted Mountfitchet; Birchanger has an excellent choice of nearby transport links - M11 access point, mainline train stations and Stansted Airport a short drive away.

The village offers a popular primary school and there is also the local Sports and Social Club. There are also fantastic countryside walks across countryside and Birchanger Woods.

LIVING ROOM

10' 9" x 10' 1" (3.30m x 3.09m)

DINING ROOM

11' 6" x 11' 0" (3.53m x 3.37m)

KITCHEN

10' 1" x 8' 4" (3.09m x 2.56m)

REAR LOBBY

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1

11' 0" x 8' 11" (3.37m x 2.74m)

ENSUITE SHOWER ROOM

BEDROOM 2

11' 1" x 10' 3" (3.38m x 3.14m)

OUTSIDE

The property benefits from a good sized rear garden with a large patio area.

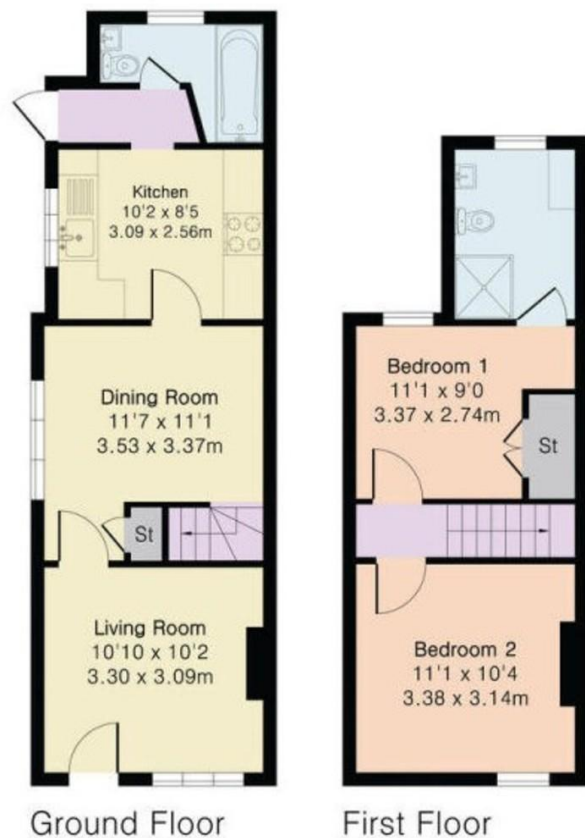




Approximate Gross Internal Area 674 sq ft - 63 sq m

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 291 sq ft – 27 sq m



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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