



**FORTUNE & COATES**

The People's Estate Agent



## Whitelands Brewers End, Bishop's Stortford, CM22 6QJ

Offers in excess of £700,000

Fortune and Coates are delighted to offer to the market this outstanding five bedroom detached chalet bungalow situated in the sought after location of Brewers End, Takeley, Bishops Stortford which is in a lovely West Essex village situated approximately 4 miles to the east of Bishop's Stortford, and is now bypassed by the A120. This considerable and immaculate home has lots to offer and comprises an inviting entrance hallway with bedrooms three and four (both double) situated to the front of the home leading to an inner entrance hallway with modern family bathroom with walk in shower, comfortable snug which could easily be utilised into another bedroom or office/study. The open plan lounge/diner/kitchen offers underfloor heating and oozes style with a host of wall and base units, breakfast bar and solid marble worktops and leads to a cloakroom/W.C and utility room with space for washing machine/dryer. The lounge/dining area offers a media wall with contemporary fireplace and vast patio doors which looks out to the rear garden. Upstairs hosts the primary bedroom with eaves storage, Juliet balcony and walk in wardrobe and bedrooms two and five are also doubles and house built in wardrobes and a cloakroom/W.C.

Lounge/Diner/Kitchen 30'6" x 17'8" (9.3 x 5.4)

Snug 10'5" x 9'10" (3.2 x 3.0)

Bedroom Three 13'5" x 9'10" (4.1 x 3.0)

Bedroom Four 13'5" x 9'10" (4.1 x 3.0)

Family Bathroom 13'1" x 6'6" (4.0 x 2.0)

Utility Room 7'6" x 4'11" (2.3 x 1.5)

Primary Bedroom 17'0" x 12'5" (5.2 x 3.8)

Bedroom Two 19'0" x 12'1" (5.8 x 3.7)

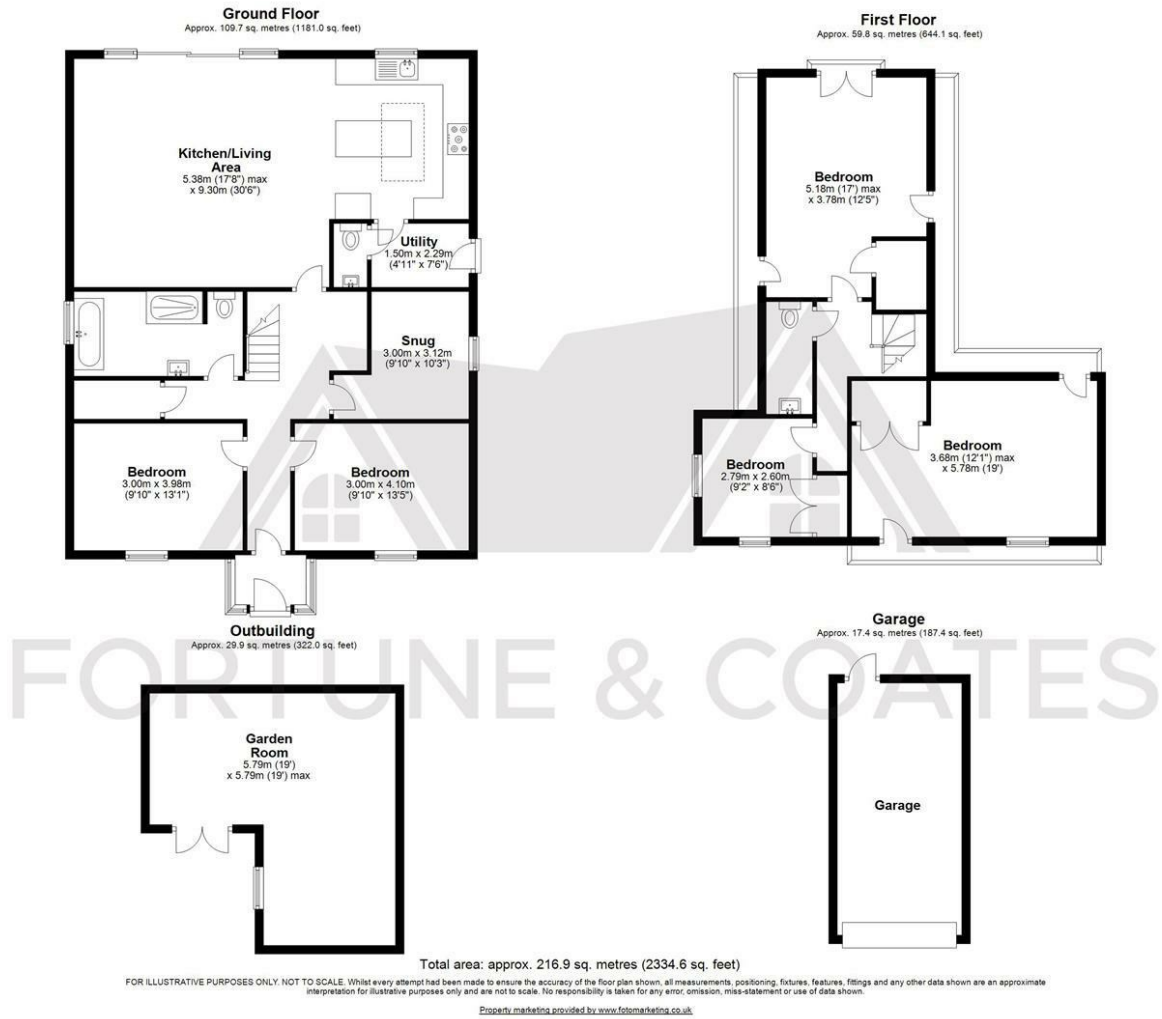
Bedroom Five 9'2" x 8'6" (2.8 x 2.6)

Gymnasium 19'0" x 19'0" (5.8 x 5.8)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose



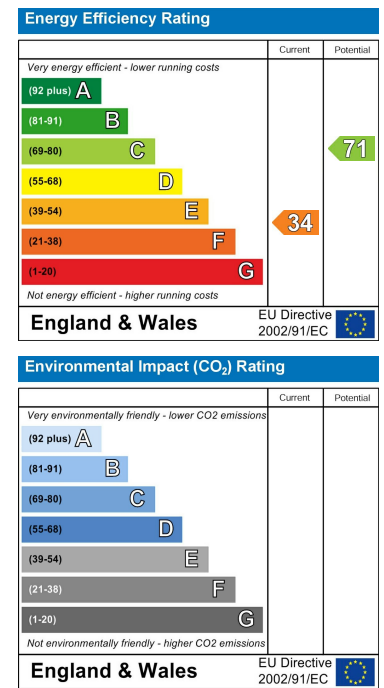
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.