



FORTUNE & COATES

The People's Estate Agent

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12 Larksway, Bishop's Stortford, CM23 4DG

Offers in excess of £725,000

Fortune and Coates are excited to offer to the market this exquisite extended four bedroom detached family home situated in the sought after location of Larksway, Bishops Gate, Bishops Stortford.

This home is proudly positioned on a corner plot and is immaculately maintained throughout and comprises an inviting entrance hallway with wood and glass stairs to the first floor, cloakroom/W.C. and door to the study/office. The lounge features a lovely fireplace and lots of natural light and Bi-folding doors that overlook the rear garden. Next to the lounge is a family room/snug with a vaulted ceiling, skylight and a lovely cozy feel. The impressive newly fitted kitchen/diner has a range of bespoke wall and base units, some integrated appliances, dual aspect windows and central island. The dining area is perfect for gatherings and family feasts. The utility room has inset sink, plumbing for a washing machine, boiler and door the outside and to the garage.

Lounge 19'9" x 11'11" (6.02 x 3.65)

Family Room/Snug 33'11" x 14'3" (10.35 x 4.35)

Study/Office 9'6" x 6'6" (2.92 x 2.0)

Kitchen/Dining Room 13'8" x 23'2" (4.17 x 7.07)

Utility Room 10'4" x 5'9" (3.17 x 1.76)

Primary Bedroom 12'2" x 10'11" max (3.71 x 3.33 max)

En-Suite Shower Room

Bedroom 13'0" x 9'2" (3.97 x 2.81)

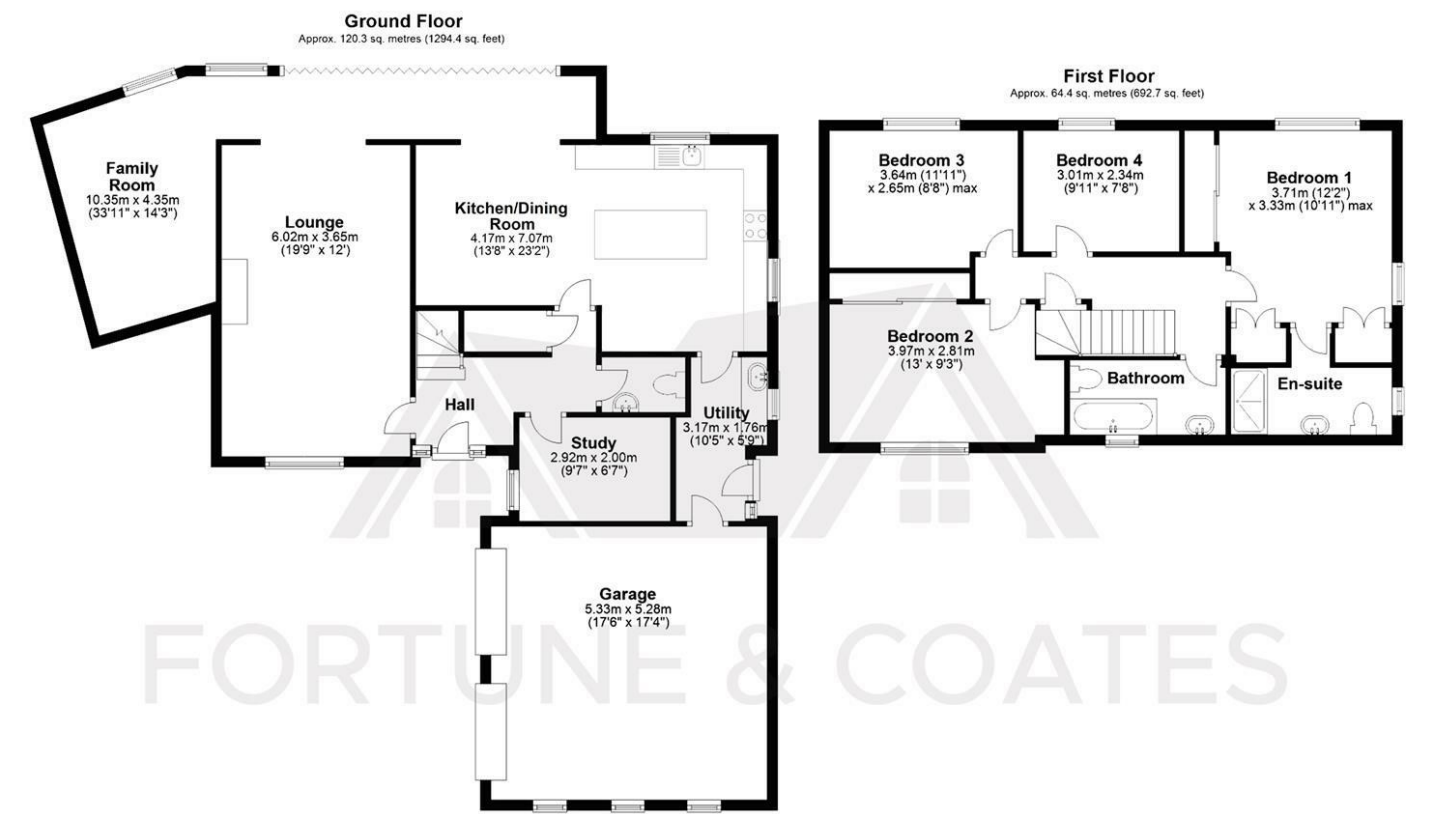
Bedroom 11'11" x 8'8" max (3.64 x 2.65 max)

Bedroom 9'10" x 7'8" (3.01 x 2.34)

Garage 17'5" x 17'3" (5.33 x 5.28)

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.

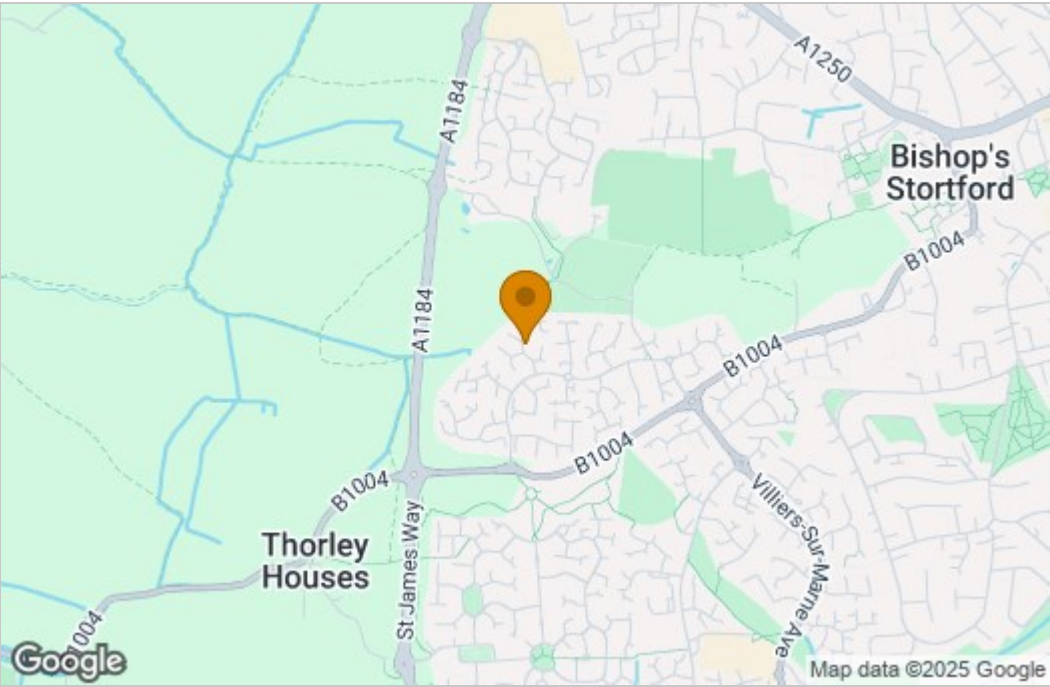
Floor Plan



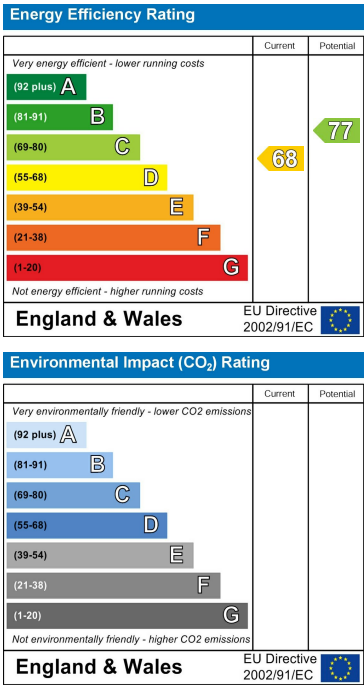
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Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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