House - Detached (EPC Rating: C)

BROOK FARM CLOSE
BISHOP'S STORTFORD
CM23 4PT

Price Guide
£1,500,000

- OUTSTANDING DETACHED FAMILY HOME 4881 sq.ft.
- 5 BEDROOMS
- 4 BATHROOMS (3 ENSUITE)
- 3 RECEPTION ROOMS
- KITCHEN/DINER/FAMILY ROOM
- UTILITY ROOM
- ORANGERY
- 2 ATTIC ROOMS
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION

Fordyce Furnivall
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5 4 3 C

5 Bedroom House - Detached located in Bishop's Stortford

Set on a large corner plot, an impressive and spacious five-bedroom detached family home, with two additional attic rooms and four bathrooms (totalling approximately 4,881 sq. ft.), ideally tucked away in a quiet cul-de-sac on one of the most sought-after roads within the highly popular St Michael’s Mead development. Beautifully presented and arranged over three floors, the accommodation comprises an entrance hall, living room, TV/playroom, study, cloakroom, a generous kitchen/dining/family room, and an orangery, along with a double garage. The first floor offers five well-proportioned bedrooms, including an exceptional principal suite measuring 35'8" x 15'3", and four bathrooms, three of which are en suite. The second floor features two versatile attic rooms, ideal for use as games rooms or home office. Externally, the property benefits from a block-paved driveway providing off-street parking for multiple vehicles and leading to the double garage. The front garden is mainly laid to lawn, complemented by mature shrubs and an attractive feature willow tree. A side gate provides access to the secluded and well-maintained rear garden, which is laid to lawn and includes a timber shed, patio area, and decking. Further benefits include gas central heating, uPVC double glazing throughout, and the advantage of being offered for sale with no onward chain.

SITUATION
Tucked away at the end of a quiet cul-de-sac in the highly regarded Brook Farm Close situated on the popular residential area of St Michaels Mead surrounded by the Southern County Park. St Michaels Mead is situated east of the busy market town of Bishop s Stortford, offering a comprehensive range of amenities; including a wide range of shopping facilities, restaurants and excellent schooling for all ages. There is a mainline railway station within the town, giving direct access to London Liverpool Street and Cambridge and for road users, Junction 8 of the M11 is only a 10 minute drive away. London Stansted s International Airport is approximately 15 minutes away.
Southern County Park has several distinct areas, with the lake for fishing and duck feeding, the enclosed picnic area and large grassed areas for informal play and kite flying, plus an exciting older children's play area and dog agility area adjacent to the car park off Thorley Lane East.

GROUND FLOOR

COVERED PORCH
Courtesy light, front door leading to:

ENTRANCE HALL
Staircase leading to first floor, covered radiator, two windows to the front aspect, Amtico flooring, cloaks cupboard and separate storage cupboard both with automatic lighting, doors off to:

CLOAKROOM
Wall mounted wash hand basin, low flush WC, radiator, fully tiled walls and floor.

LIVING ROOM
21'0" x 15'10"
Feature limestone fireplace incorporating gas fire, patio doors with glazed side panels leading to the rear garden, two windows to the side aspect, TV & telephone points, radiator.

TV/PLAY ROOM
12'10" x 11'0"
Two windows to the front aspect, TV & telephone points, radiator.

STUDY
15'10" x 7'7"
Two windows to the front aspect, telephone point, radiator.

KITCHEN/DINER/FAMILY ROOM
26'8" x 15'1"
Full range of wall and base units with work top surfaces over, inset stainless steel one and a quarter sink with mixer tap and a separate drinking water tap, tiled splashbacks, integrated dishwasher and fridge/freezer, pull out spice rack, built in Siemens microwave/grill, Siemens Rangemaster style oven with chimney style extractor hood over, island with cupboards under, porcelain tiled flooring, window to the rear aspect, inset ceiling spots, patio doors with side windows to the rear garden, two double glazed aluminium doors one leading to the Orangery the other leading to the garden, TV point, door to:

UTILITY ROOM
8'6" x 6'3"
Wall and base units with work top surfaces over, inset stainless steel sink with mixer tap, tiled splash back, water softener, space and plumbing for washing machine, space for tumble drier, porcelain tiled flooring, door to garage.

ORANGERY
32'2" x 12'5"
Roof lantern with two electric windows, windows and sliding patio doors leading to the rear garden, radiator, porcelain tiled flooring, door to garage.

INTEGRAL DOUBLE GARAGE
22'6" x 19'1"
Electric door, fully plastered ceiling and walls with skirting, tiled flooring, various power points, cupboard housing two Megaflo unvented cylinders and two gas boilers (one for heating one for water).

FIRST FLOOR

LANDING
Two airing cupboards with automatic lighting, stairs to second floor, doors off to:

BEDROOM 1
35'7" x 15'3"
Exceptionally spacious principle bedroom with windows to the rear aspect, his & hers built in double wardrobes, door to:

ENSUITE BATHROOM
Bath, shower cubicle, wall mounted wash hand basin, low flush WC, radiator, frosted window to the rear aspect, fully tiled walls, tiled floor, inset ceiling spots.

BEDROOM 2
15'10" x 11'6"
Two windows to the front aspect, radiator, door to walk-in wardrobe, door to:

ENSUITE SHOWER ROOM
Shower cubicle, wall mounted wash hand basin, low flush WC, frosted window to the side aspect, fully tiled walls and floor, inset ceiling spots.

BEDROOM 3
19'0" x 12'2"
Eaves window to the front aspect, radiator, door to:

ENSUITE SHOWER ROOM
Shower cubicle, wall mounted wash hand basin, low flush WC, radiator, frosted window to the rear aspect, fully tiled walls and flooring, inset ceiling spots.

BEDROOM 4
12'11" 11'10"
Two windows to the front aspect, radiator, built in double wardrobe.

BEDROOM 5
13'4" 11'2"
two windows to the front aspect, radiator.

FAMILY BATHROOM
Bath with hand held shower, separate shower cubicle, wall mounted wash hand basin, frosted eaves window to the rear aspect, radiator, fully tiled walls and floor.

SECOND FLOOR

LANDING
Window to the rear aspect.

ATTIC ROOM 1
16'3" x 16'3"
Eaves window to the rear aspect, window to the side aspect, radiator, eaves storage, access to the loft.

ATTIC ROOM 2
16'3" x 15'10"
Eaves window to the rear aspect, window to the side aspect, radiator, eaves storage.

OUTSIDE

GARDENS
The front garden is mainly laid to lawn, complemented by mature shrubs and an attractive feature willow tree. A side gate provides access to the secluded and well-maintained rear garden, which is laid to lawn and includes a timber shed, patio area, and decking.

PARKING
The property benefits from a block-paved driveway providing off-street parking for multiple vehicles and leading to the double garage.

LOCAL AUTHORITY
East Herts District Council
Tax band: H
£4,679.26

AGENT'S NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

TOTAL FLOOR AREA : 4881 sq.ft. (453.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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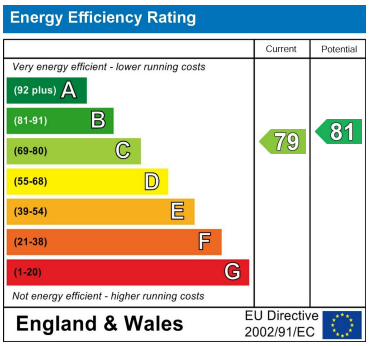
Council Tax Band

H

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.