



PRESTIGE & VILLAGE

UK's finest properties

CARINYA, ARDLEY END, BISHOP'S STORTFORD, CM22 7AL



Located in the popular village of Hatfield Heath, Ardley End presents a delightful opportunity to acquire a modern totally refurbished detached house that perfectly balances modern living. This property, boasts a generous living space of 1,324 square feet, open plan living on the ground floor, stunning modern kitchen, Out side home office or gym, making it an ideal family home with countryside views.

Upon entering, you are welcomed into a spacious open plan reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family members or guests. The large family bathroom boasts two wash hand basins, double size walk in shower.

The surrounding areas of Bishop's Stortford, Sawbridgeworth and Harlow being close at hand make this a desirable location for those seeking a peaceful yet connected lifestyle. With local amenities, and transport links nearby.

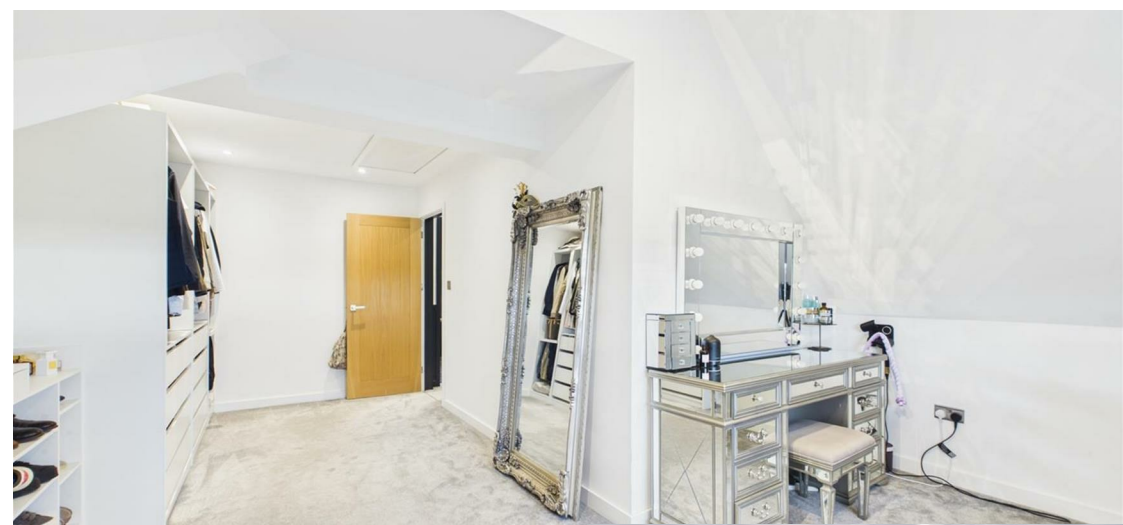
Ardley End is a wonderful blend of traditional charm and modern convenience. Within walking distance of the heath, local Co Op, public houses, restaurants, primary school and doctors.

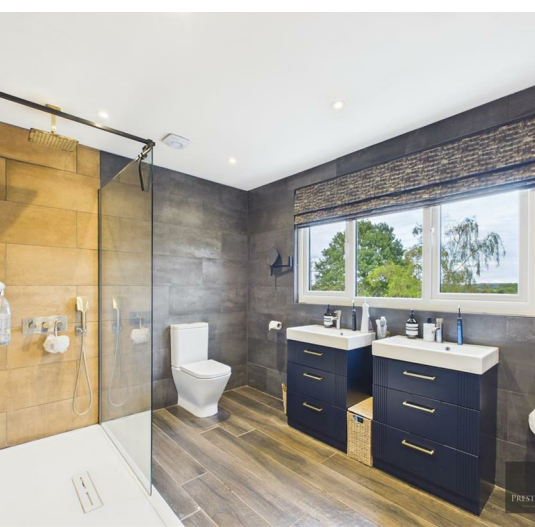




- Underfloor Heating.
- Air conditioning to the Master Bedroom and Living area
- Open plan Kitchen with integrated appliances
- Utility Room With further integrated appliances and boiler cupboard
- Downstairs Cloakroom
- Three Large Bedroom
- Stunning Family Bathroom
- Plenty of Parking
- Large L shaped Rear Garden







ACCOMMODATION COMPRISES:

OPEN PLAN LIVING ROOM

18'2" x 13" (5.54m x 3.96m)

OPEN PLAN KITCHEN

26'8" x 12'1" (8.13m x 3.68m)

UTILITY ROOM

8'10" x 8' (2.69m x 2.44m)

DOWNSTAIRS WC

6'11" x 3'2" (2.11m x 0.97m)

OUTSIDE HOME OFFICE/GYM AND STORAGE ROOM

7'9" x 14'4" (2.36m x 4.37m)

BEDROOM

13'8" x 12'8" (4.17m x 3.86m)

BEDROOM

20'3" x 8'1" (6.17m x 2.46m)

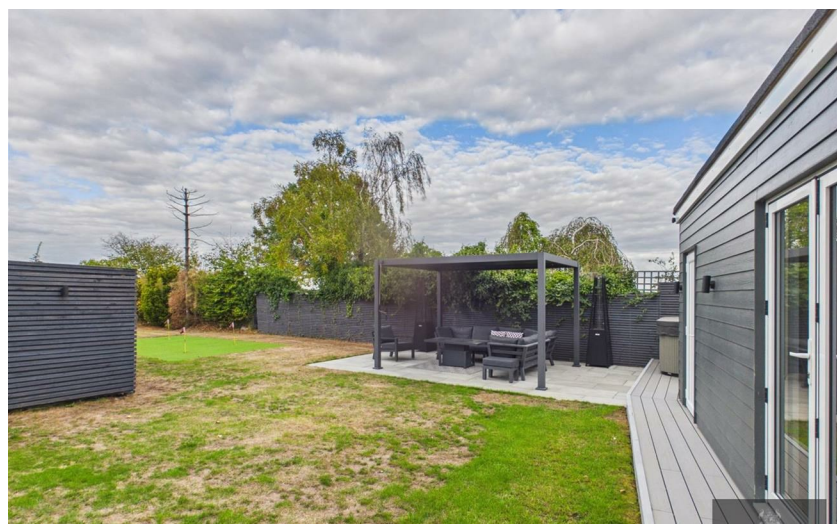
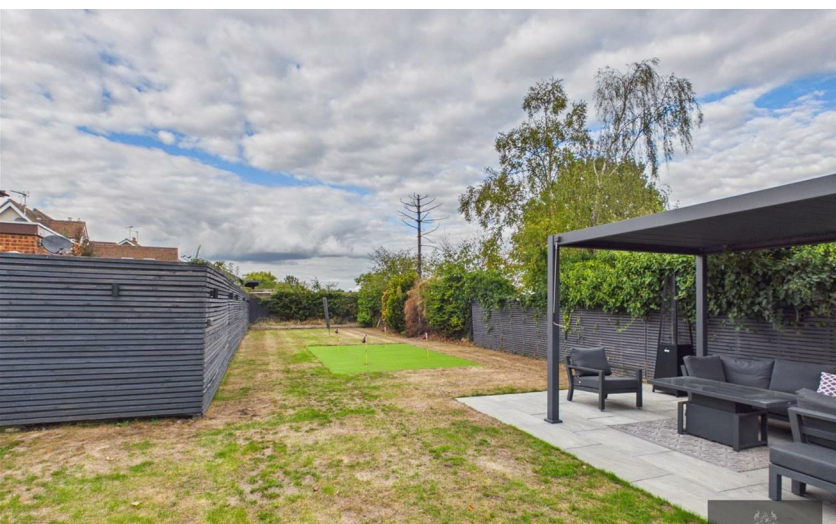
BEDROOM

12'3" x 11'2" (3.73m x 3.40m)

FAMILY BATHROOM

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

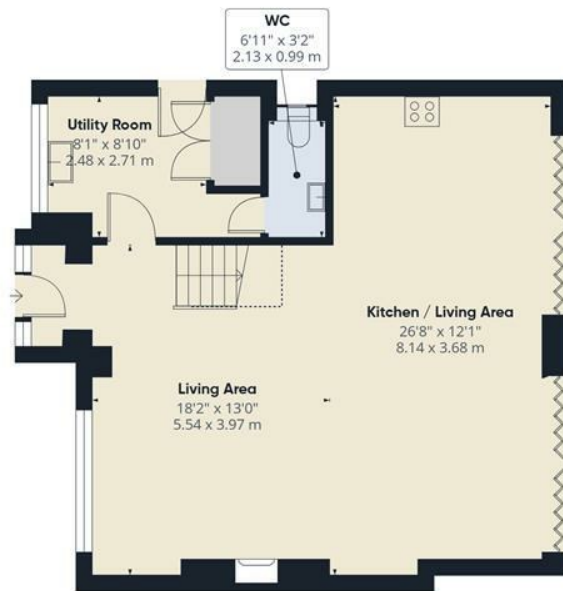




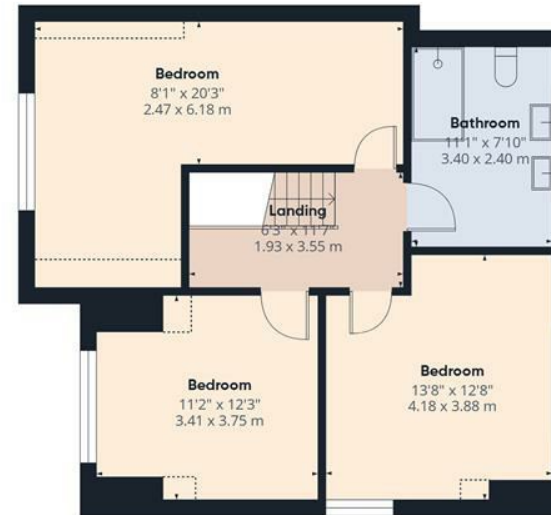
Band

Energy Efficiency Rating		Current	Potential
Why energy efficient - lower running costs			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
21-30	H		
1-20	I		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Why environmentally friendly - lower CO ₂ emissions			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
21-30	H		
1-20	I		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1468 ft²

136.4 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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