

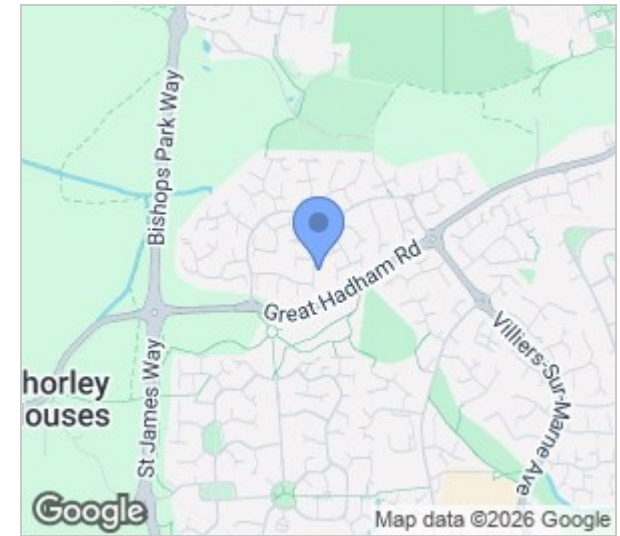


Marguerite Way, Bishop's Stortford, CM23 4NE
£600,000

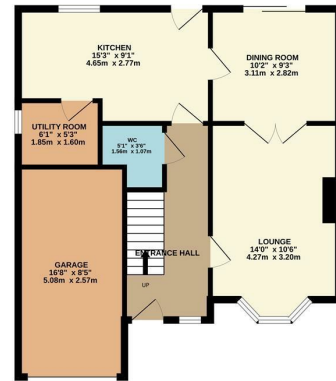
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Marguerite Way, Bishop's Stortford, CM23 4NE

Nestled in the charming area of Marguerite Way, Bishop's Stortford, this delightful four bedroom detached house with garage and driveway is offered for sale with no onward chain. The property comprises an entrance hall with cloakroom/WC leading to a lounge, dining room, kitchen with a range of fitted wall & base level units with work-surface areas, utility room, landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden offers side access and is mostly laid to lawn with a patio area. Bishop's Stortford is known for its excellent amenities, including shops, schools, and transport links, making it a highly sought-after area for families and professionals alike. Chain Free.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



REYLANDJOHNSONMIM

TOTAL FLOOR AREA - 1247 sq.ft. (115.8 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 guidance purposes only and should be used as a guide for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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