



## LOWER ROAD, LITTLE HALLINGBURY

GUIDE PRICE – £925,000

- 4 DOUBLE BEDROOM DETACHED HOUSE
- LARGE LIVING ROOM WITH FEATURE INGLENOOK FIREPLACE
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN BREAKFAST ROOM
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- FAMILY ROOM/HOME OFFICE
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN STORAGE TO 3 BEDROOMS
- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- LARGE REAR GARDEN WITH FEATURE TREES
- DETACHED DOUBLE GARAGE

We are delighted to offer this very well presented 4 double bedroom detached house. The property consists of a spacious living room with feature inglenook fireplace, dining room with French doors to rear, kitchen breakfast room, utility room (housing recently installed boiler) & a downstairs cloakroom. There are 4 double bedrooms, with the principal bedroom enjoying an en-suite and built-in storage to 3 bedrooms, as well as a three piece family bathroom. Externally, the property boasts a 5-bar gate with brick pillars leading onto the driveway which supplies off-street parking for numerous vehicles (at least 8), a double garage and a large rear garden which boasts an entertaining terrace, large lawn, additional patio area and feature trees.





With timber door and glazed sidelight opening into:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, tiled flooring, wall mounted radiator, power points, storage cupboard for coats and shoes, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap, window to side, wall mounted radiator, ceiling lighting, tiled flooring.

### **Living Room 22'5" x 17'8"**

With windows on both front and side aspects, large brick inglenook fireplace with oak bressummer, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet, twin doors into:

### **Dining Room 18'8" max x 17'9" max**

In an L-shape formation with windows to side and further windows and French doors leading out to entertaining terrace and large garden beyond, ceiling lighting, wall mounted radiators, power points, fitted carpet, doors through to:

### **Kitchen Breakfast Room 18'2" x 12'7" max**

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect rolled worksurfaces and tiled splashbacks, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 5-ring stainless steel gas hob with stainless steel and glass extractor fan above, integrated twin oven, recess power and plumbing for dishwasher, undercounter integrated fridge and freezer, breakfast bar seating area, windows overlooking the large rear garden, tiled flooring, inset ceiling downlighting, array of power points, door through to:

### **Utility Room 9'4" x 7'7"**

With eye and base level storage cupboards, stone effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap over, recess power and plumbing for washing machine and tumble dryer, recently installed wall mounted Glow-worm boiler, window to side, wall mounted fuseboard, tiled flooring, power points, inset ceiling lighting, composite door to rear garden.

### **Family Room/Home Office 11'5" x 9'2"**

With window to front, ceiling lighting, wall mounted radiator, TV and power points, tiled flooring.

### **First Floor Landing**

A spacious galleried landing with window to front, ceiling lighting, storage cupboard, power point, wall mounted radiator, fitted carpet and doors to rooms.

### **Bedroom 1 – 14'8" x 13'1"**

With large 4-door walk-in wardrobe, ceiling lighting, TV points, window to front, wall mounted radiator, fitted carpet and door through to:

### **En-suite**

With fully tiled and glazed walk-in shower with integrated twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, tiled surround with wall mounted chromium heated towel rail, Velux window to side, tiled flooring.

### **Bedroom 2 – 13'5" x 12'2"**

With window to rear, storage cupboard, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Bedroom 3 – 17'7" x 9'5"**

With window to rear, ceiling lighting, built-in wardrobes and dressing table, wall mounted radiator, power points and fitted carpet.

### **Bedroom 4 – 12'2" x 10'4"**

With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated twin head shower over with tiled surround and glazed shower screen, close coupled WC, vanity mounted wash hand basin with mixer tap, window to front, inset ceiling downlighting, wall mounted chromium heated towel rail, tiled surround and tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a 5-bar gate with brick pillars leading onto a shingle driveway supplying off-street parking for numerous vehicles (at least 8), close boarded fencing and lawn, personnel gated access to both perimeters of the property, access to:

## Double Garage 18'4" x 18'3"

With up-and-over door, power and lighting, personnel door to:

## Large Rear Garden

Approximately 85ft x 70ft enjoying an entertaining terrace, large lawn, feature trees, further patio area, hard standing for timber shed, all retained by close boarded fencing and hedging.



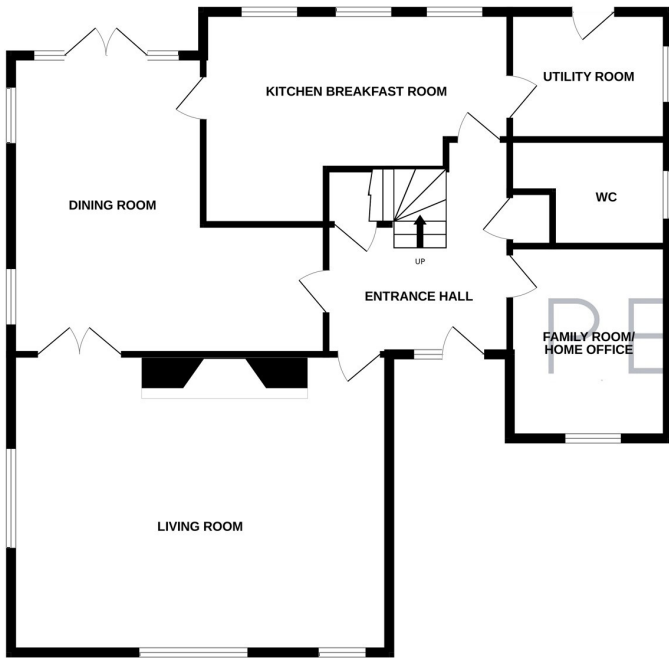
# DETAILS

## EPC

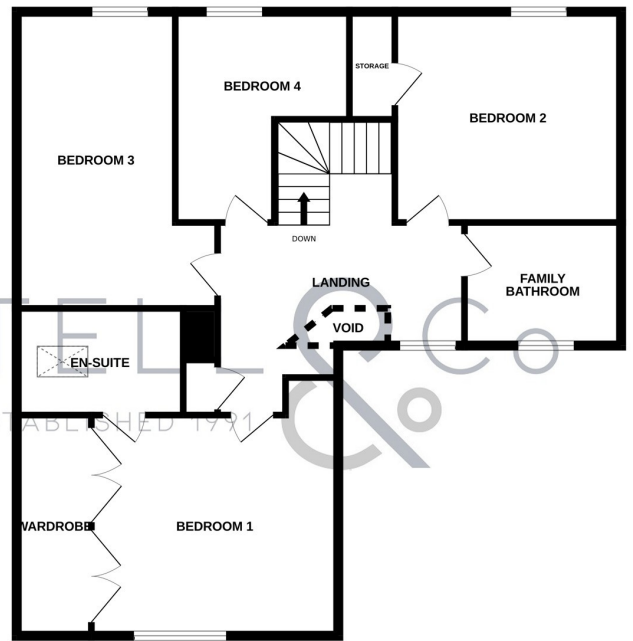
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

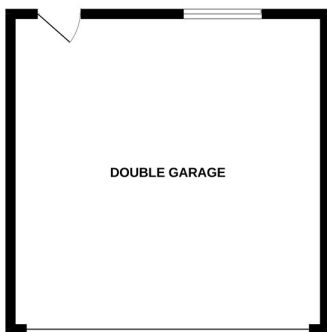
GROUND FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



GARAGE  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 2546 sq.ft. (236.5 sq.m.) approx.

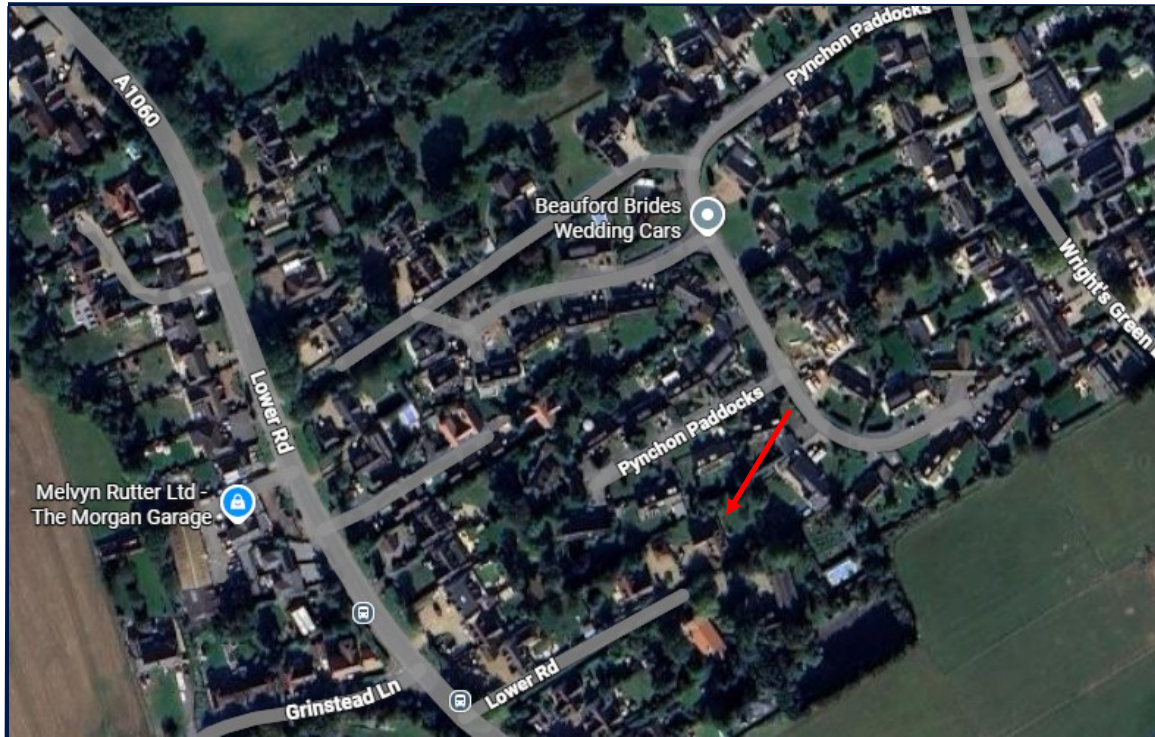
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# GENERAL REMARKS & STIPULATIONS

**Lower Road** is situated in the much sought after village of **Little Hallingbury**. A village that offers excellent links to the market town of Bishop's Stortford, yet retaining a village feel. Once in Bishop's Stortford you will find exceptional educational, shopping and recreational facilities. Bishop's Stortford also supplies access to London Stansted International Airport, M11/M25 access points and a mainline railway link to Liverpool Street Underground Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

The Willows, Lower Road, Little Hallingbury, Bishop's Stortford, CM22 7QZ

## SERVICES

Gas fired central heating, mains drainage and water

## COUNCIL TAX BAND

Band G

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 10/02/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?