



ST MICHAELS MEAD, BISHOP'S STORTFORD

GUIDE PRICE – £795,000

- 5 BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- LARGE LIVING ROOM WITH OPENING TO DINING ROOM
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- CINEMA ROOM/BEDROOM 5
- DRIVEWAY SUPPLYING OFF-STREET PARKING FOR 2 VEHICLES
- BEAUTIFUL SOUTH FACING REAR GARDEN
- SINGLE GARAGE

We are delighted to offer this well-presented 5 bedroom detached family home, located on the popular St Michaels Mead development. The property boasts a spacious living room with feature fireplace, dining room with French doors to rear garden, contemporary kitchen with integrated appliances, utility room & a downstairs cloakroom. There is an en-suite to the principal bedroom, built-in wardrobes to 4 bedrooms, a cinema room/bedroom 5 and a three piece family bathroom. Externally, the property benefits from lawn and shingle to front with a driveway supplying off-street parking and access to the garage. There is a beautiful south-facing rear garden split into a variety of sections.





With composite panel and obscure glazed front door with obscure glazed sidelight opening into:

Entrance Hall

With stairs rising to first floor landing, inset ceiling downlighting, smoke alarm, wall mounted radiator, power points, wood effect luxury vinyl flooring, doors to rooms.

Living Room 16'8" x 11'1"

With large feature bay window to front and further window to side, ceiling lighting, smoke alarm, wall mounted radiator, TV and power points, feature fireplace with stone surround, wood effect luxury vinyl flooring, opening through to:

Dining Room 10'11" x 8'9"

With French doors leading out to rear entertaining patio and garden beyond, pendant lighting, wall mounted radiator, power points, wood effect luxury vinyl flooring, door leading through to:

Kitchen 10'11" x 10'7"

A fabulous contemporary kitchen comprising an array of eye and base level cupboards and drawers with complimentary stone worksurface and tiled splashback, single bowl composite sink unit with Quooker mixer tap, 4-ring electric hob with contemporary extractor fan above, integrated dishwasher, integrated fridge freezer, integrated double oven, large window overlooking rear garden, inset ceiling downlighting, smoke alarm, wall mounted chromium heated towel rail, power points, tiled flooring, door leading through to:

Utility Room

Comprising eye and base level cupboards with complimentary stone worksurface and tiled splashback, composite sink unit with mixer tap, recess power and plumbing for washing machine and tumble dryer, cupboard housing Worcester boiler and cupboard housing fuseboard, power points, wall mounted chromium heated towel rail, uPVC door leading to rear garden, inset ceiling downlighting, door leading through to:

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, wall mounted chromium heated towel rail, obscure window to side, ceiling lighting, tiled flooring.

First Floor Landing

With window to side, stairs rising to second floor landing, wall mounted radiator, ceiling lighting, smoke alarm, wood effect luxury vinyl flooring and doors to rooms.

Bedroom 1 – 12'5" x 12'2" max

With large window to front, ceiling lighting, smoke alarm, built-in 6-door wardrobe with hanging rail and shelving within, TV and power points, wood effect luxury vinyl flooring, door leading through to:

En-suite

Comprising a fully tiled and glazed corner shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap, full-tiled surround, inset ceiling downlighting, extractor fan, obscure window to side, wall mounted chromium heated towel rail, wood effect luxury vinyl flooring.

Bedroom 2 – 11'8" x 8'0"

With 2 windows to front, ceiling lighting, built-in double wardrobe with hanging rail and shelving within, power points, wall mounted radiator, wood effect luxury vinyl flooring.

Bedroom 3 – 10'11" x 8'9"

With large window overlooking the rear garden, ceiling lighting, built-in double wardrobe with hanging rail and shelf, wall mounted radiator, power points, wood effect luxury vinyl flooring.

Bedroom 4/Home Office – 7'4" x 7'0"

With window overlooking the rear garden, ceiling lighting, wall mounted radiator, built-in wardrobe with hanging rail and shelf within, power points, wood effect luxury vinyl flooring.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment within, close coupled WC, vanity mounted wash hand basin with mixer tap, wall mounted mirrored vanity cupboard with electric shaving point, shelving and lighting, half-tiled surround, wall mounted chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.

Second Floor Landing

With 2 large Velux windows to the front and rear aspects, inset ceiling downlighting, smoke alarm, eaves storage and large storage cupboard, power points, wood effect luxury vinyl flooring, door through to:

Cinema Room/Bedroom 5 – 18'0" max x 13'5"

With Velux windows to front and rear aspects, inset ceiling downlighting, smoke alarm, wall mounted radiator, plenty of eaves storage, TV and power points, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The property is beautifully nestled towards the end of a cul-de-sac and is approached via an area of lawn, hedging, shingle and a block-paved driveway supplying off-street parking for 2 vehicles, access to garage with up and over door, personnel gate to side leading to:

South-Facing Rear Garden

A beautifully manicured garden split into a variety of sections including patio, lawn and decked area ideal for entertaining, feature rockery, trees and flower beds, all retained via close boarded fencing and brick walling.



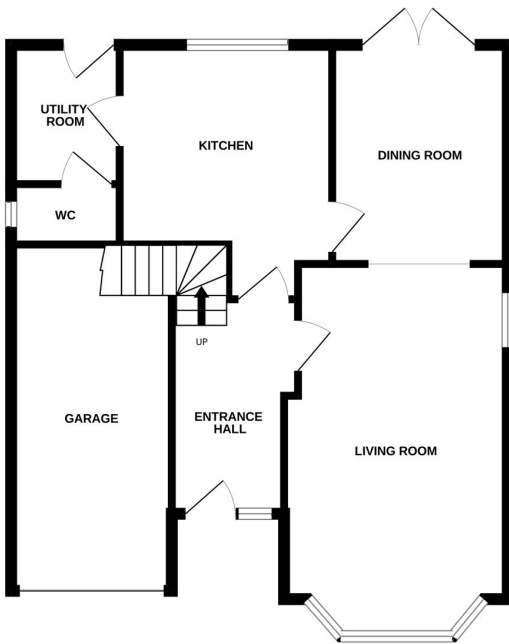
DETAILS

EPC

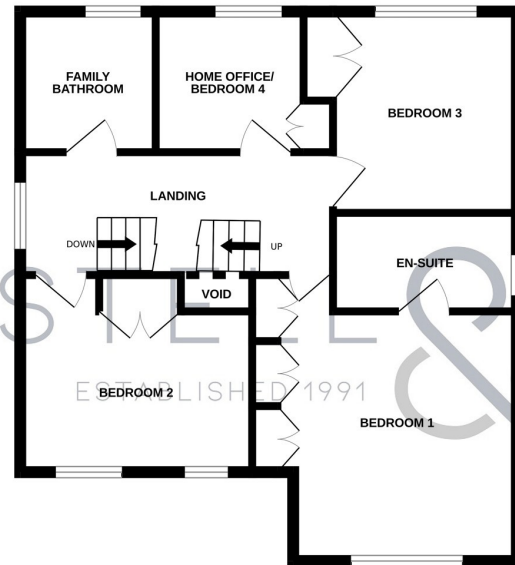
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

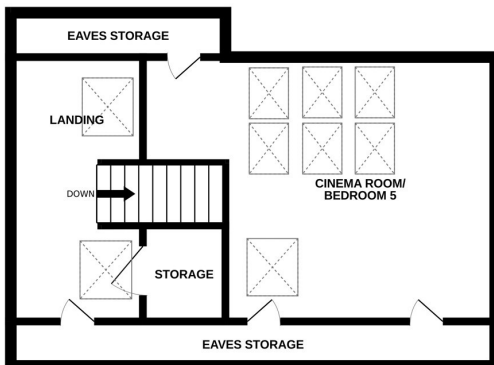
GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



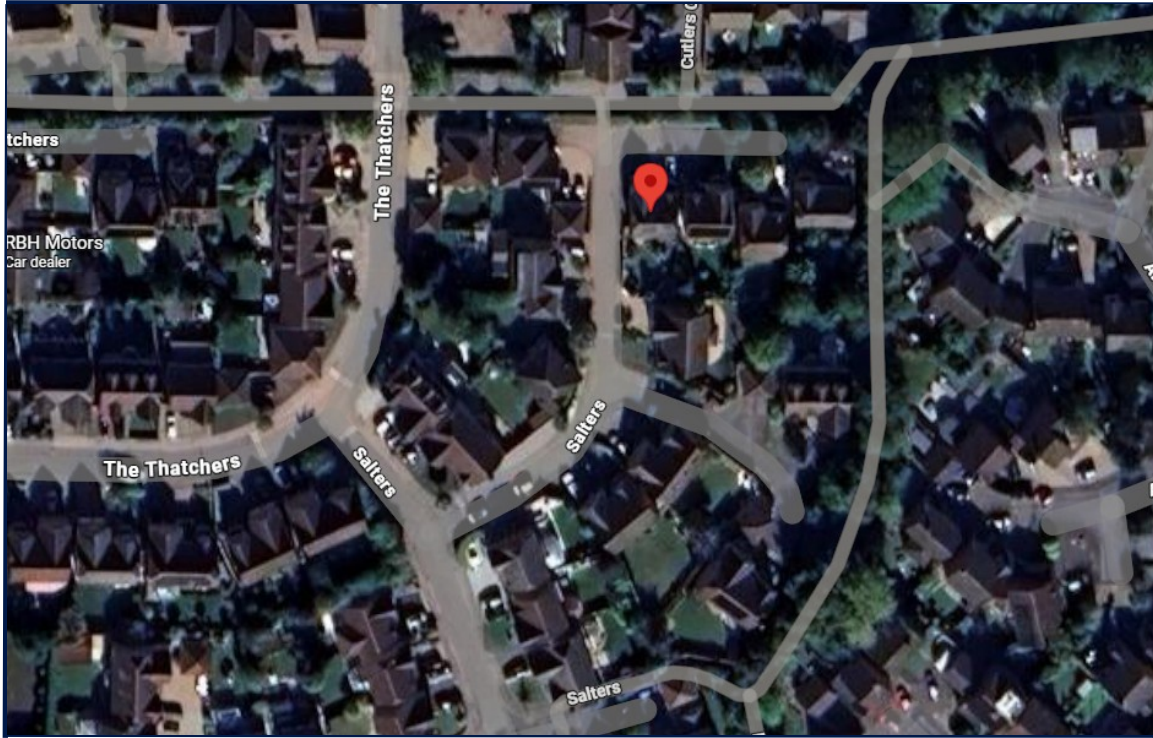
TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

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

Salters, St Michaels Mead is located in **Bishops Stortford** which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport, with also the M11 and M25 motorways being just a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

9 Salters, St Michaels Mead, Bishop's Stortford, CM23 4NX

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 31/03/2026. 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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Interested in Land acquisition?

Want to change agent and get your property sold?

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?