



PRESTIGE & VILLAGE

UK's finest properties

96, APTON ROAD, BISHOP'S STORTFORD, CM23 3SN



A rare opportunity to purchase this large extended family home located in the heart of the town centre with a stunning open plan kitchen/living/dining space with Bi-fold doors to the garden. This super family home offers generous accommodation that also include a large lounge, ground floor shower room, utility and 4 good size bedrooms. The property is immaculate throughout and is located in Apton Road which is just off the town centre and only a 10 minute walk from the station. The home benefits from a large driveway with off road parking for several cars and a large enclosed rear garden.





- Stunning Extended Home
- Town Centre Location
- Short walk To Station
- Ample Parking
- Large Garden
- Two Bathrooms
- Open Plan Kitchen/Living Space
- Family Home







ENTRANCE HALL

Spacious Entrance

OPEN PLAN

KITCHEN/LIVING/DINING

27'7 x 18'8 (8.41m x 5.69m)

UTILITY/SHOWER

Ground Floor

LOUNGE

18'8 x 11'8 (5.69m x 3.56m)

MASTER BEDROOM

13'5 x 10'8 (4.09m x 3.25m)

BEDROOM TWO

11'9 x 10'7 (3.58m x 3.23m)

BEDROOM THREE

7'9 x 7'8 (2.36m x 2.34m)

BEDROOM FOUR

9'6 x 7'8 (2.90m x 2.34m)

GARDEN

Large Rear Garden

PARKING

Driveway with ample parking





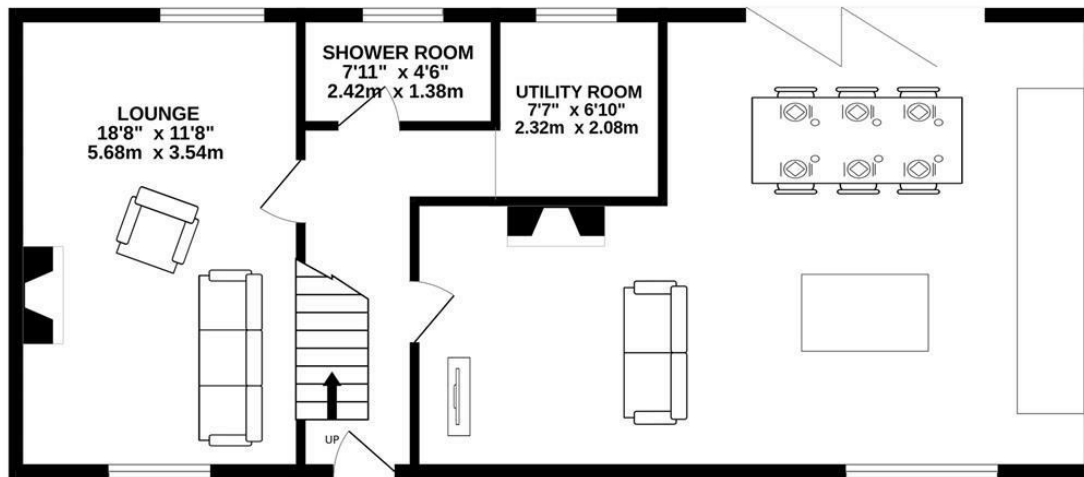
Bishop's Stortford is a historic market town and civil parish in the East Hertfordshire district, in the county of Hertfordshire, England. It is in the London commuter belt, near the border with Essex, just west of the M11 motorway and Stansted Airport, 28 miles north-east of Charing Cross and 35 minutes by rail from Liverpool Street station. The district of East Hertfordshire, where the town centre is located, was ranked as the best place to live in the UK by the



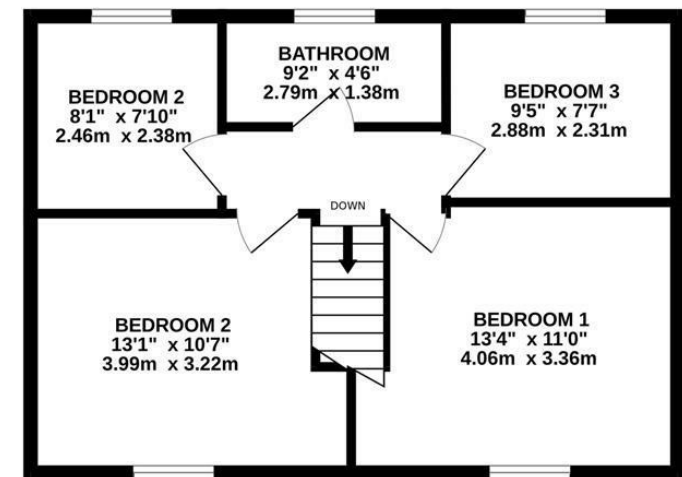
Band

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
95-100	A		95-100	A	
81-95	B		81-95	B	
69-81	C		69-81	C	
55-69	D		55-69	D	
44-55	E		44-55	E	
35-44	F		35-44	F	
21-35	G		21-35	G	
1-21		G	1-21		G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

GROUND FLOOR
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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