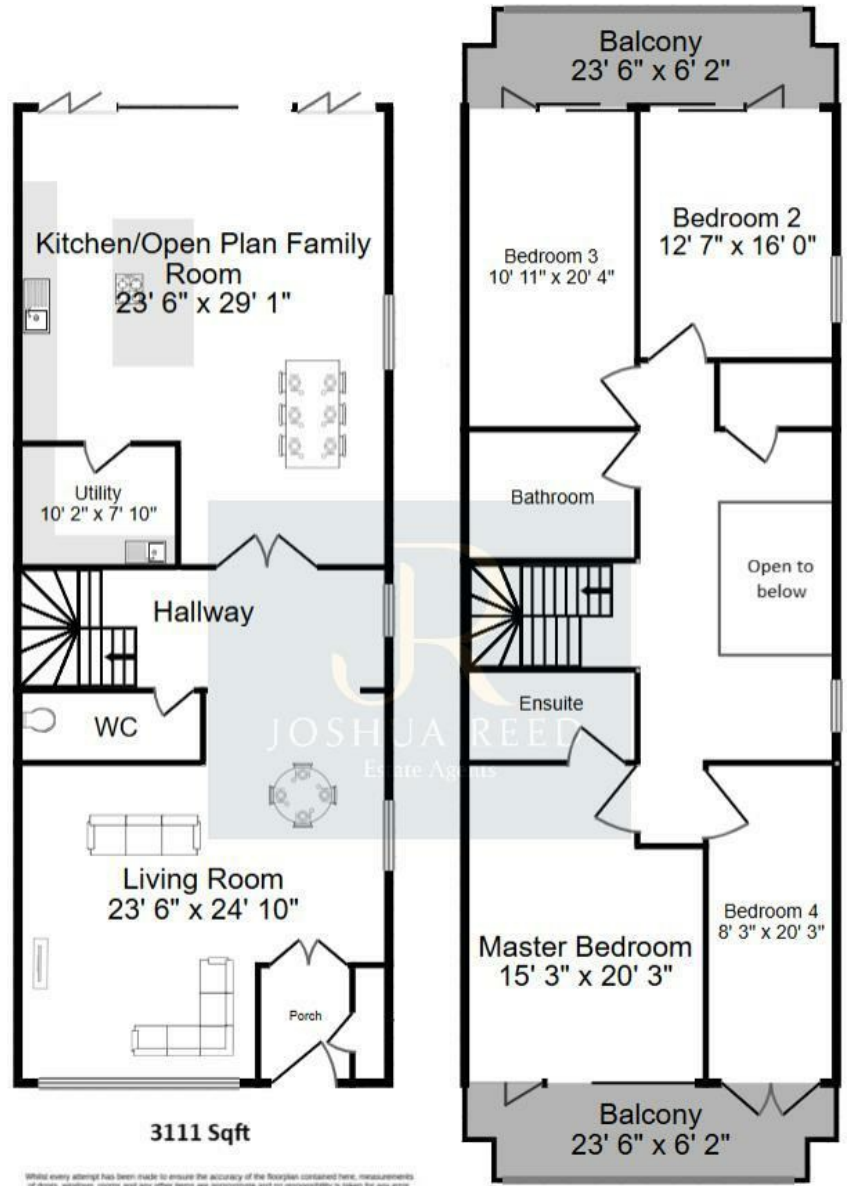




4 Bed House - End Terrace  
located in

**JR**  
JOSHUA REED  
Estate Agents

1 Spellbrook Farm Barns,  
London Road  
Bishops Stortford  
CM23 4AX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Guide price £875,000

CONTACT

23-27 Maidenhead Street  
Hertford  
Hertfordshire  
SG14 1DW

EMAIL

josh@joshua-reed.co.uk

TELEPHONE

01992 917388

www.joshua-reed.co.uk

SUMMARY

'Spellbrook Barns' - A contemporary four bedroom barn conversion nicely positioned at the end of a private driveway that provides panoramic views over the surrounding countryside in the picturesque village of Spellbrook on the outskirts of Bishop's Stortford.

With over 3100 sqft of accommodation that has been meticulously designed throughout, the highlights feature a stunning, open plan bespoke kitchen/family room with bi-folding doors onto the garden, a great room for entertaining. Separate utility room, ground floor cloakroom, great size living room and an impressive hallway.

To the first floor you will find a beautiful galleried landing with imposing skylight, four good size double bedrooms, two with luxury ensembles plus additional family bathroom. Each bedroom has a balcony, two of which with stunning views overlooking the open countryside behind. Landscaped front and rear gardens, allocated parking with EV chargers. New Building Warranty still remains. CHAIN FREE.

Contact Joshua Reed Estate Agents for more information and to arrange a viewing.

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	