



PM ESTATES

Property Sales & Lettings



Legions Way

Bishops Stortford, Hertfordshire, CM23 2AU

Offers in the Region of **£425,000**

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Legions Way

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Overview

- Spacious Three-Bedroom End Terrace Family Home
- Vacant Possession
- No Onward Chain
- Quite Cul-de-Sac Location
- Large Living Room
- Edwardian Style Conservatory
- Separate Fitted Kitchen
- Garage & Driveway Parking
- Private Rear Garden
- Energy Rating C
- Council Tax Band D



Description

PM Estates are delighted to present this spacious three-bedroom end terrace family home, occupying a pleasant position within the popular Legions Way development in Bishop's Stortford.

Offered with the significant advantage of vacant possession, this well-maintained property provides an excellent opportunity for buyers looking to move quickly without the uncertainty of an onward chain.

The ground floor offers well-balanced accommodation comprising a generous living room, a separate fitted kitchen and a spacious Edwardian-style conservatory overlooking the rear garden. The conservatory provides an excellent second reception room, offering flexible space for family living, entertaining or working from home, whilst enjoying direct access to the private enclosed garden.

Upstairs are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, together with a fully tiled family bathroom.

Externally, the property benefits from an integral garage, private driveway parking and an enclosed rear garden, providing an excellent balance of internal and external space.

The property has been well maintained and offers buyers the opportunity to move straight in whilst also allowing scope to modernise certain areas over time to reflect their own taste and style.

Properties offering vacant possession in established residential locations are becoming increasingly difficult to find, making this an excellent opportunity for buyers seeking a straightforward purchase with immediate availability.

Early viewing is highly recommended.

Why Buy This Home?

- Vacant possession with no onward chain.
- Spacious family accommodation throughout.
- Edwardian-style conservatory providing valuable additional living space.
- Garage and private driveway parking.
- Quiet, established residential location.
- Opportunity to personalise and add value over time.
- Ideal for families, commuters and buyers seeking a long-term home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

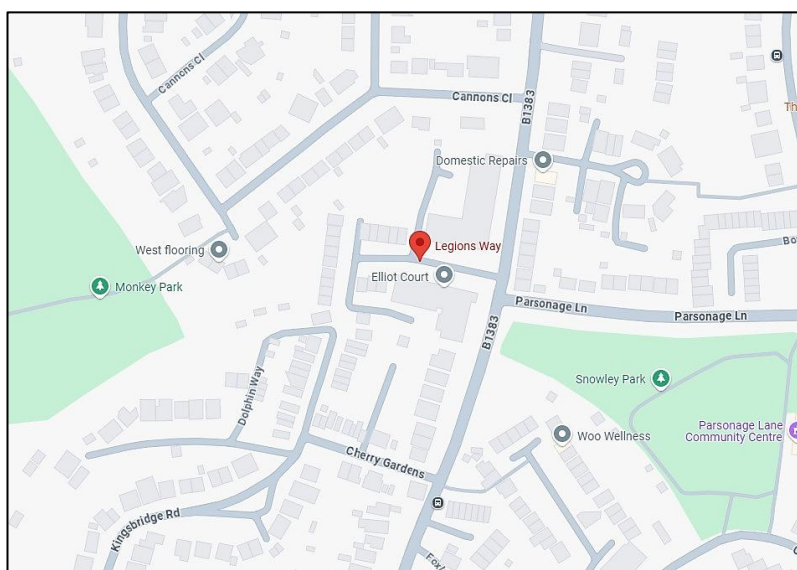
Situated within a quiet residential cul-de-sac, Legions Way remains one of Bishop's Stortford's most popular family locations, offering excellent access to highly regarded schools, the town centre, the mainline railway station, Stansted Airport and the M11 motorway.

Bishop's Stortford is a historic market town with a great deal to offer including an indoor Shopping Centre containing various high street shops, restaurants and bars. A range of schooling opportunities including both public and fee-paying schools. The town is overseeing a rapid expansion whilst retaining its original character.

It has superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishop's Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishop's Stortford College.



Directions

From our office:
PM Estates
7 Riverside Walk, South St, Bishop's Stortford
CM23 3AG

Head east towards Riverside/A1059
Turn left onto Riverside/A1059
Use the right lane to turn right onto Adderley Rd/A1059
Turn right onto The Causeway/A1250
At the roundabout, take the 1st exit onto Hockerill St/A1250
Turn left onto Stansted Rd/B1383

Turn left onto Legions Way

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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