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Established 1986

Independent Estate Agents and Valuers



1, Haylock Drive, Bishop's Stortford, Hertfordshire, CM23 2ZH

Guide price £545,000

Offered to the market with no onward chain, this beautifully presented and energy-efficient home enjoys a peaceful location close to woodland and scenic walking routes, while remaining within easy walking distance of the highly regarded Avanti schools. Boasting an impressive energy efficiency rating of A, this property features solar panels, an efficient gas fired combi boiler and double glazed windows and doors, all helping to reduce the energy costs.

Internally, this home has been thoughtfully enhanced with fitted shutters, a bespoke TV unit and panelling. There is a stylish fitted kitchen with integrated appliances which is open plan to the dining room, creating an ideal space for modern family living. Further accommodation includes a dual aspect sitting room, separate utility room with a washing machine, a ground floor WC, three spacious bedrooms and two bath/shower rooms. The loft space is boarded with light.

Outside, there is a South facing landscaped garden, a large private driveway providing parking for two vehicles, and a fully insulated garden gym/office with power and lighting.

The Council Tax Band is E / The EPC Rating is A

Entrance Hall



Open Plan Kitchen/Dining Room

18'0" x 10'2" (5.51m x 3.12m)

Bright and spacious open plan living area with fitted kitchen including;

- Fridge/Freezer
- Electric oven with induction hob and extractor over
- Dishwasher
- Wall mounted gas fired combi boiler



Utility Room

6'5" x 5'3" (1.96m x 1.61m)

With integrated washing machine.



Ground Floor WC

Sitting Room

18'0" x 10'9" (5.50m x 3.30m)

Dual aspect reception room with a bespoke fitted TV unit and shutters. Under-stairs storage housing the consumer unit and electric meter.



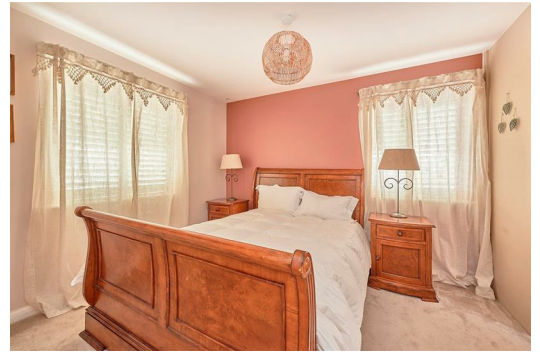
First Floor Landing

Access to the loft space and storage cupboard.



Bedroom 1

18'0" max x 11'0" max (5.51m max x 3.37m max)
Dual aspect double bedroom with dressing area and;



En-Suite Shower Room

6'10" x 5'5" (2.10m x 1.67m)
Double shower unit, WC and basin.



Bedroom 2

11'9" max x 10'5" max (3.60m max x 3.18m max)
Dual aspect double bedroom with built in wardrobe.



Bedroom 3

11'9" (max) x 7'4" (3.59m (max) x 2.25m)



Bathroom

Bath with shower over, heated towel rail, WC and basin.



Gym/Office

10'8" x 8'9" (3.26m x 2.68m)

Insulated with power and light.

Storage

9'0" x 6'11" (2.76m x 2.11m)

Accessed via the up and over garage door, power and light.

Private Driveway

Located to the front of the storage/gym/office, there is a driveway providing off street parking for two vehicles.

Private Garden

Landscaped and part walled South East facing garden.



Location

There is lots of green space close by with wonderful walking routes.



Estate Charge

There is a maintenance charge of £195.00 per year.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

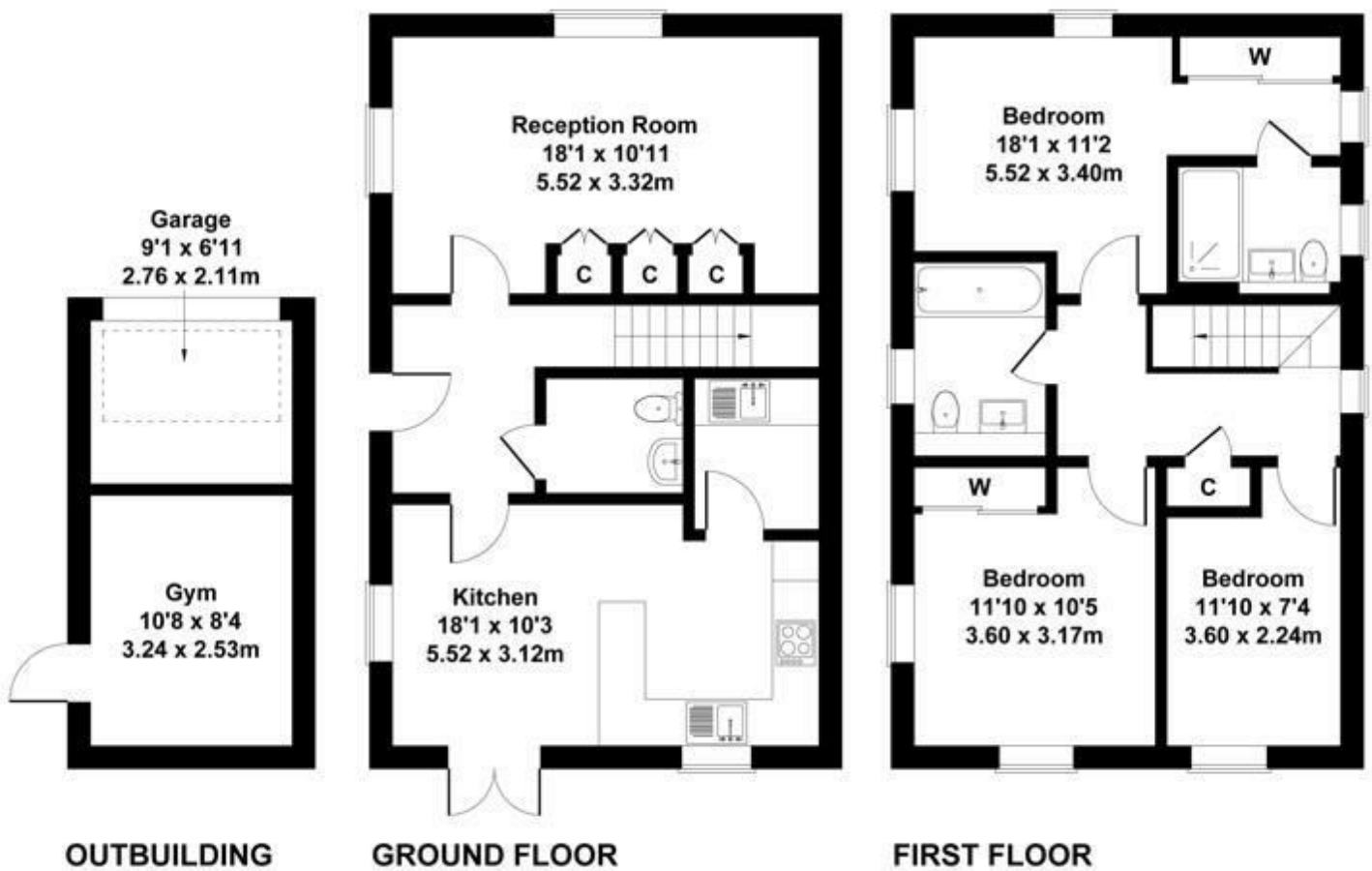
Approximate Gross Internal Area

House 1115 sq ft - 104 sq m

Garage 60 sq ft - 5 sq m

Gym 94 sq ft - 8 sq m

Total 1269 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2026
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