



2, Larksway, Bishop's Stortford

CM23 4DG

Price Guide £775,000



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## 2 Larksway, Bishop's Stortford, CM23 4DG

A spacious and extended 4 bedroom detached family home located within a popular residential road offering easy access to the town centre and excellent schooling for all ages. The well presented accommodation comprises of an entrance hall with downstairs wc, large living room, study, refitted kitchen/diner, garden room and a utility room on the ground floor. On the first floor, there are 4 bedrooms, a family bathroom and en-suite shower room. In addition to the main house, the detached double garage has been converted into a large games room/studio. The gardens have also been professionally landscaped and a driveway for two cars.

Larksway is located with the popular residential area of Thorley, which offers easy access to many of Bishops Stortford's excellent school for all ages, along with numerous parks and green spaces. Bishops Stortford town centre is less than 1.5 miles away providing a thriving market town with a wide choice of shops and restaurants, along with Bishops Stortford train station which offers fast services to London's Liverpool Street (approx. 37 minutes).



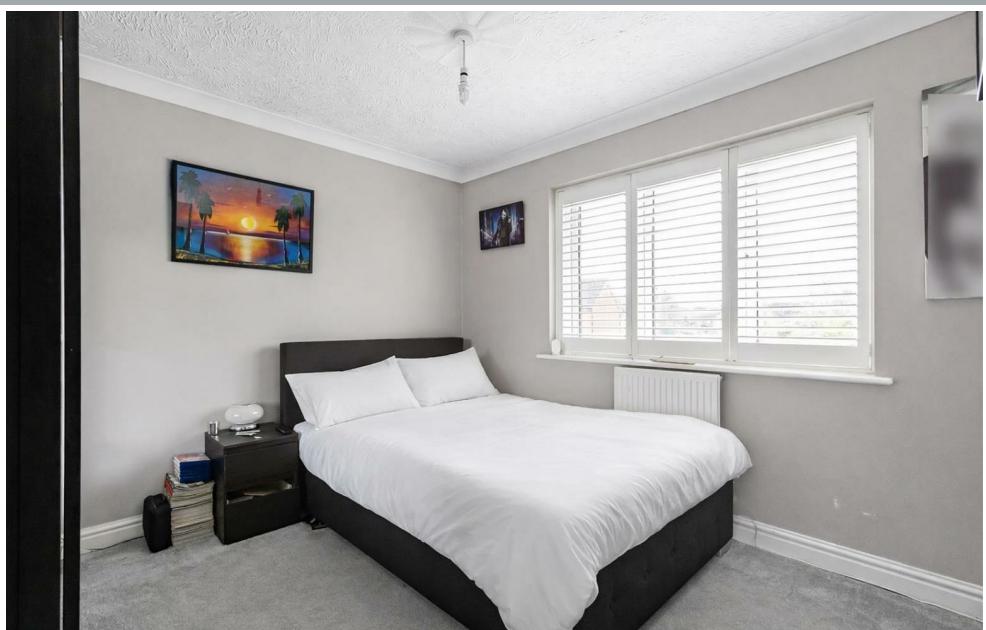
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**Approximate Gross Internal Area 1629 sq ft - 151 sq m  
(Excluding Outbuilding)**

Ground Floor Area 916 sq ft - 85 sq m

First Floor Area 713 sq ft - 66 sq m

Outbuilding Area 284 sq ft - 26 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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