

Birchanger Lane, CM23 5QJ
Bishop's Stortford

kings
GROUP



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** KINGS GROUP ARE DELIGHTED TO OFFER THIS EXCEPTIONAL FIVE-BEDROOM DETACHED FAMILY HOME, SPANNING OVER 2800 SQ FT ON A GENEROUS THIRD OF AN ACRE PLOT IN BIRCHANGER LANE, BISHOPS STORTFORD **

A truly impressive and substantial detached family residence, offering over 2,800 sq ft of versatile accommodation, five double bedrooms, two bathrooms, a separate WC and an additional utility/second preparation kitchen, all occupying a generous plot of approximately one third of an acre.
Situated along the sought-after Birchanger Lane, on the outskirts of Bishop's Stortford, this substantial detached home offers an exciting opportunity for purchasers seeking space, flexibility and a desirable location. With an abundance of accommodation extending to over 2,800 sq ft, the property provides all the ingredients for modern family living, with excellent scope to accommodate a growing family, multi-generational households or those requiring dedicated space to work from home.
The generous accommodation, combined with the substantial plot extending to approximately one third of an acre, creates a wonderful opportunity to enjoy both indoor and outdoor living. The grounds provide considerable outside space for family activities, entertaining and gardening, while also adding to the overall appeal and sense of space that this property offers.
Birchanger Lane enjoys a convenient position on the edge of Bishop's Stortford, providing a balance between a more established residential setting and easy access to the comprehensive amenities of this popular market town. The area is particularly appealing to families, with a selection of well-regarded primary and secondary schools within the surrounding area. Bishop's Stortford railway station provides regular services towards London Liverpool Street and Cambridge, while Stansted Mountfitchet station offers an

Offers In The Region Of £850,000









- **FIVE BEDROOM DETACHED FAMILY HOME**
- **ONE THIRD OF AN ACRE PLOT**
- **PRINCIPLE SUITE WITH BALCONY AND EN-SUITE**
- **SECOND PREP KITCHEN AND UTILITY ROOM**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**
- **OVER 2800 SQ FT OF ACCOMADATION**
- **LANDSCAPED GARDENS WITH TERRACE AREAS**
- **OPEN PLAN KITCHEN/LIVING AREA**
- **OFF STREET AND GATED PARKING**
- **SOLAR PANELS FOR ENERGY EFFICIENCY**

Property Information
Tenure - Freehold
Construction Type - Brick Built
Flood Risk: Rivers & Seas - Very Low, Surface Water- Very Low
Parking: Driveway For Two Cars - Plus additional parking behind gates
Council Tax Band - F
EPC Rating - C

Entrance Hallway
Stairs leading to first floor landing, under stairs storage cupboard, double radiator, hard wood flooring

Reception Area 12'11 x 11'1 (3.94m x 3.38m)
Hardwood flooring, double radiator, power points

Lounge 13 x 11'4 (3.96m x 3.45m)
Double glazed window to front aspect, hardwood flooring, feature fireplace, double radiator, power points, storage cupboard, door leading to office

Office 11'11 x 5'9 (3.63m x 1.75m)
Double glazed window to front aspect, carpeted, power points

Dining Area 15'4 x 8'7 (4.67m x 2.62m)
Double glazed window to side aspect, double glazed French doors to side aspect leading to rear garden, hardwood flooring, double radiator, power points, open plan leading to lower level kitchen/living area

Kitchen/Living Room 24'4 x 17'9 (7.42m x 5.41m)
Double glazed window to side and rear aspect, double radiator, hardwood flooring, TV aerial point, phone point, power points. Kitchen area consists of double glazed French doors to rear aspect, tiled flooring, a range of base and wall units with flat top wooden worksurfaces, double oven, gas hob with chimney style extractor fan, butler style sink with double drainer unit, integrated fridge/freezer, wine cooler, island breakfast bar, power points, open plan leading to raised dining area

Shower Room
Tiled flooring, part tiled walls, extractor fan, heated towel rail, thermostatically controlled double shower, pedestal style wash basin with mixer tap, low level flush W.C.

Bedroom Five 11'11 x 11'4 (3.63m x 3.45m)
Double glazed window to side aspect, carpeted, double radiator, power points

Bedroom Four 13'11 x 13'3 (4.24m x 4.04m)
Double glazed window to side and front aspect, carpeted, feature fire place, power points

Kitchen/Utility 13 x 8'6 (3.96m x 2.59m)
Double glazed window to rear aspect, laminate flooring, storage cupboard, sink with double drainer unit, freestanding double oven and gas hob, chimney style extractor fan, plumbing for washing machine, tumble dryer, a range of base and wall units with roll top work surfaces, opening leading to W.C. double glazed window to side aspect, power points

First Floor Landing
Built in storage cupboards, carpeted

Bedroom Three 16'10 x 11 (5.13m x 3.35m)
Double glazed window to side aspect, carpeted, Eaves storage, loft access, power points

Bedroom Two 22'1 x 11 (6.73m x 3.35m)
Double glazed window to side aspect, built in storage cupboards, Eaves storage, carpeted, power points

Bedroom One 24'1 x 15'9 (7.34m x 4.80m)
Double glazed Velux windows to side aspect, double glazed French doors to rear aspect leading to balcony area overlooking rear garden, carpeted, power points

Bathroom
Double glazed Velux windows to side aspect, carpeted dressing area, vanity units, wash basin with mixer tap and vanity under unit, low level W.C. panel enclosed bath with mixer tap, walk in double shower cubicle with thermostatically controlled shower, single radiator

External
Third of an acre plot, various terrace and dining areas, driveway, gated side entrance, front garden with potential for more parking, solar panels

Local Schools
Birchanger Primary School - 0.1 miles
Magna Carta Primary Academy - 1.38 miles
Herts and Essex High School and Science College - 1.41 miles
White Trees Independent School - 1.52 miles
Thorn Grove Primary School - 1.6 miles
Ananti Grange Secondary School - 1.7 miles
St Michaels Church Of England Primary School - 1.74 miles
Bentfield Primary School and Nursery - 1.81 miles

Stations and Transport Links
Stansted Mountfitchet Railway Station - 1.26 miles
Bishops Stortford Railway Station - 1.63 miles
M11 J8 - 0.91 miles
London Stansted Airport - 2.98 miles









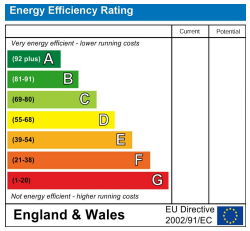


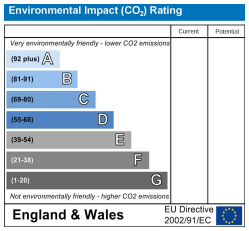






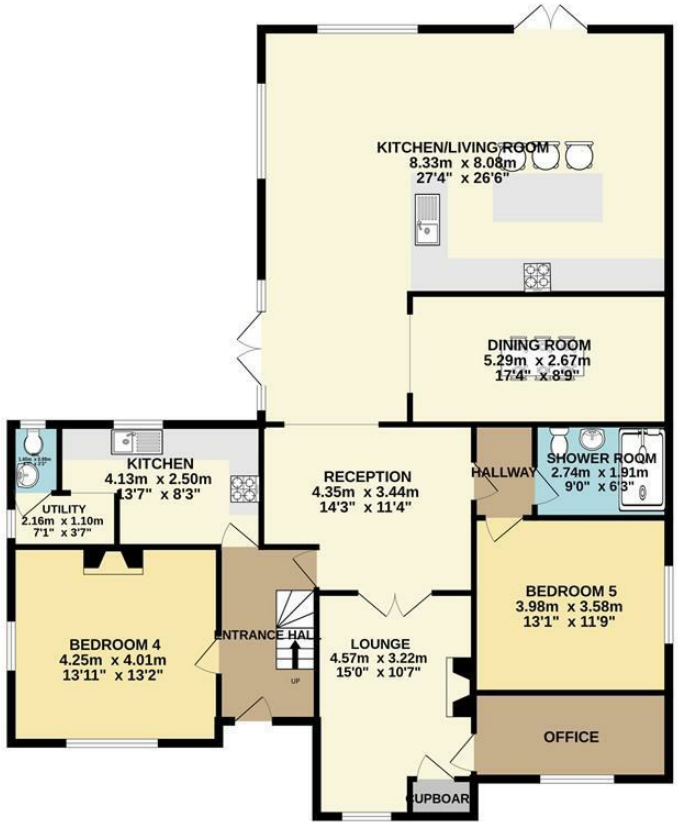




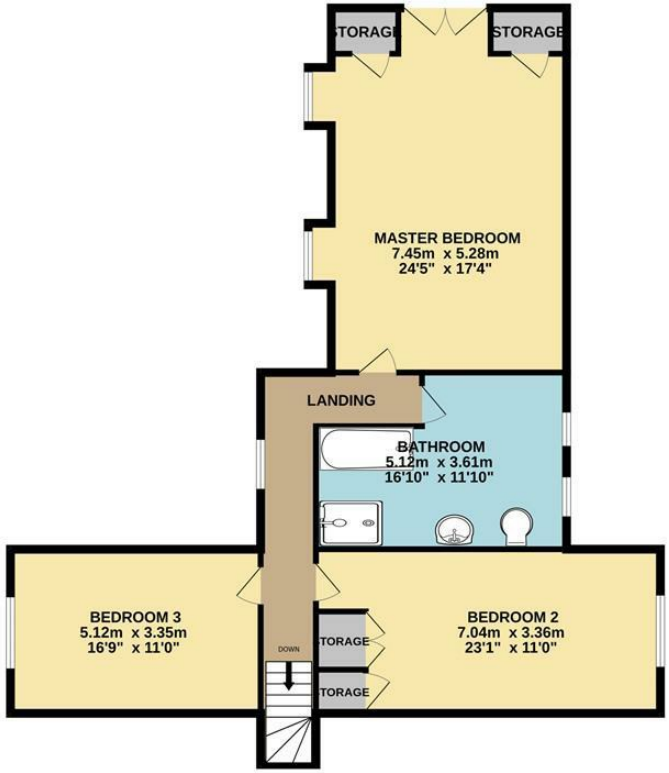




GROUND FLOOR
160.6 sq.m. (1728 sq.ft.) approx.



1ST FLOOR
105.4 sq.m. (1134 sq.ft.) approx.



TOTAL FLOOR AREA : 265.9 sq.m. (2863 sq.ft.) 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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