



PRESTIGE & VILLAGE

UK's finest properties

23, PEWTERERS AVENUE, BISHOP'S STORTFORD, CM23 4GR



Prestige & Village are delighted to present this exceptional five-bedroom family home, extending to approximately 2,420 sq. ft and occupying a prime position within the highly sought-after St Michael's Mead development. Thoughtfully enhanced and beautifully maintained throughout, the property offers a stunning vaulted garden room, bespoke TV snug, luxurious principal suite and beautifully landscaped garden. Combining elegant design with outstanding family living and entertaining space, this is one of the area's most impressive turnkey homes.

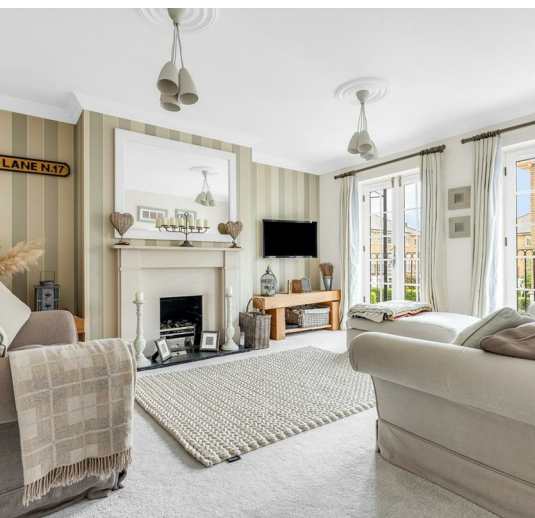




- Beautifully Presented Neo-Georgian Inspired Townhouse
- Situated on the Highly Sought After St Michaels Mead Development
- Superb Condition Throughout and Thoughtfully Extended
- Five Bedroom & Four Reception Rooms
- Stunning Recently Upgraded Kitchen with Utility Room
- Multiple Entertainment Spaces Including Family TV Snug
- Principle Bedroom With En-Suite Bathroom & Dressing Room
- Stylish Garden with Outdoor Kitchen
- Driveway Parking with Additional Storage







Behind its attractive Neo-Georgian inspired façade lies a superbly appointed residence that has been significantly enhanced by the current owners to create a home perfectly suited to modern family life. Offering generous and versatile accommodation across three floors, the property combines elegant interiors with exceptional entertaining spaces and luxurious finishes throughout.

The heart of the home is the impressive kitchen and dining area, thoughtfully designed to provide both practicality and style. Flowing seamlessly from this space is the spectacular vaulted garden room, flooded with natural light and featuring full-width bi-fold doors that open directly onto the beautifully landscaped rear garden. This remarkable space creates a wonderful connection between indoors and out, making it ideal for both everyday family living and entertaining on a larger scale.

Further ground floor space includes a welcoming entrance hall, cloakroom and utility

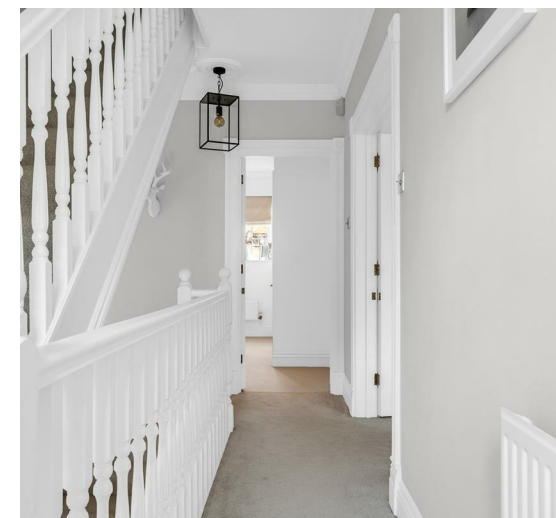
One of the property's standout features is the bespoke TV/Cinema snug, expertly designed to create the ultimate home entertainment experience and rarely found in homes within the area.

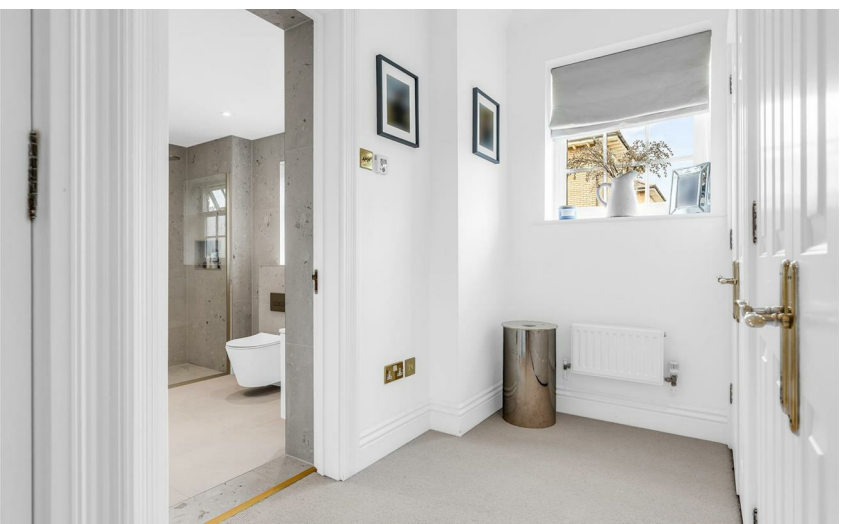
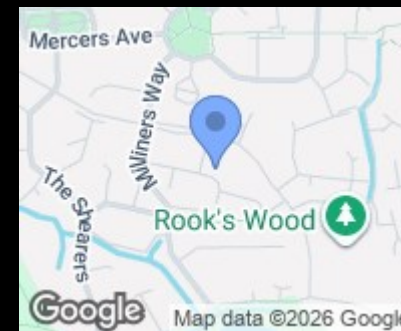
The first and second floors provide five well-proportioned bedrooms and

three bath/shower rooms and a further lounge with Juliette balcony. The luxurious principal suite offers ultimate relaxation, complete with a dressing area and contemporary en-suite bathroom, with 4 further bedrooms providing generous space for the whole family.

Externally, the landscaped rear garden has been carefully designed to create a private and attractive outdoor environment. Manicured hedging, outdoor kitchen, entertaining terrace and mature planting combine to provide a wonderful setting for relaxation, family enjoyment and outdoor dining. To the front, the property benefits from driveway parking and garage storage.

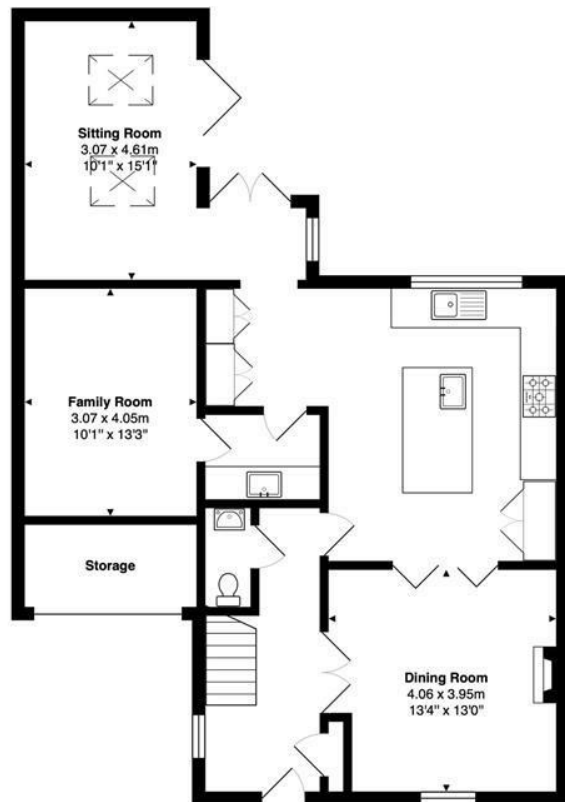
Situated within the highly regarded St Michael's Mead development, the property enjoys convenient access to highly regarded schooling, local amenities, open green spaces and excellent transport links, including Bishop's Stortford's mainline railway station providing direct services to London Liverpool Street and Stansted Airport.



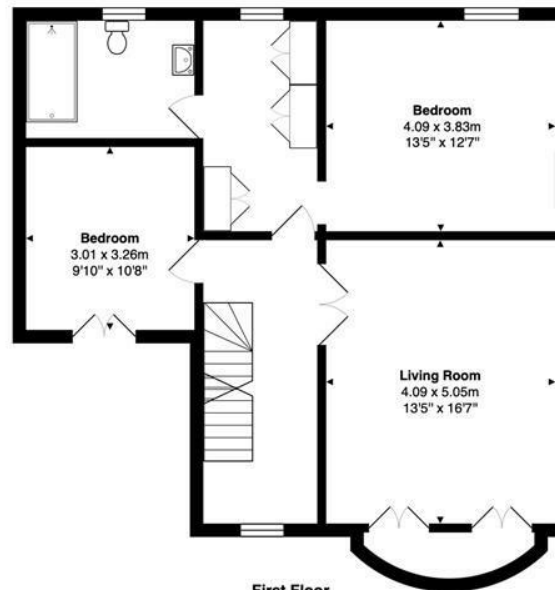


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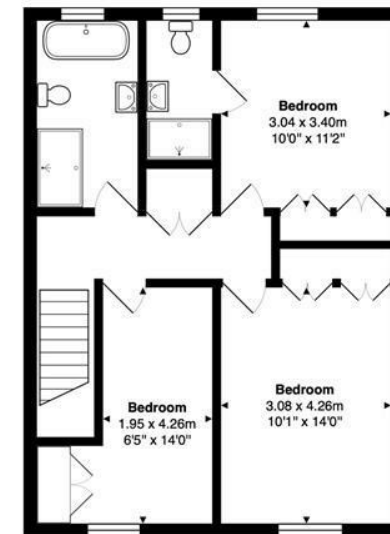
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Why energy efficient - lower running costs			Why environmentally friendly - lower CO ₂ emissions		
101-125 kWh/m ² A			101-125 g/kWh A		
81-100 kWh/m ² B			81-100 g/kWh B		
61-80 kWh/m ² C			61-80 g/kWh C		
41-60 kWh/m ² D			41-60 g/kWh D		
21-40 kWh/m ² E			21-40 g/kWh E		
1-20 kWh/m ² F			1-20 g/kWh F		
0-20 kWh/m ² G			0-20 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Ground Floor
Area: 91.9 m² ... 989 ft²



First Floor
Area: 76.3 m² ... 821 ft²



Second Floor
Area: 56.7 m² ... 611 ft²

Total Area: 224.9 m² ... 2420 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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