
CORN ROAD

CORN ROAD · BISHOP'S STORTFORD · HERTFORDSHIRE · CM23 1FU



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Photographed in-situ. Floor plans drawn to indicative scale; areas in sq ft and m².

Marketed by Muvini, Sawbridgeworth, Hertfordshire.

A contemporary four-bedroom home of genuine scale, set across three light-filled floors with a private roof terrace above the roofline.

Corn Road

BISHOP'S STORTFORD, HERTFORDSHIRE

Corn Road · CM23 1FU · Offers Over £600,000

TYPE	BEDROOMS	BATHROOMS	EPC	AREA
Semi-Detached	4	2	B	2,018 sq ft

Set within a sought-after modern development in Bishop's Stortford, Corn Road is a beautifully presented four-bedroom semi-detached home arranged across three light-filled floors. Built to a contemporary specification, the property offers exceptional proportions rarely encountered in new-build housing, with higher-than-average ceiling heights throughout lending a generous, quality character to every room. Situated close to highly regarded schools, green open spaces and with excellent transport links to London Liverpool Street, the M11 and Stansted Airport, the location is as practical as it is desirable.

The layout is thoughtfully arranged for modern family life, with an impressive open-plan kitchen and dining space at ground level, a sweeping first-floor living room and four well-appointed bedrooms rising above. On the second floor, there is a remarkable private roof terrace — a genuinely usable outdoor room of over 32 square metres that elevates this home well above its immediate peers. **A contemporary home that rewards daily living as readily as it impresses on first sight.**



Corn Road, set within a modern residential development in Bishop's Stortford.

Kitchen, dining & living

A ground-floor open-plan kitchen and dining space designed for the rhythm of modern family life, flowing naturally to the rear garden through full-height French doors.

Ground-floor living at Corn Road centres on a stunning open-plan kitchen, dining and family space – the heart of the home and a room designed equally for quiet weekday mornings and relaxed weekend entertaining. The sleek contemporary kitchen features white shaker-style cabinetry with light stone worksurfaces, two integrated ovens and a breakfast bar that invites informal seating at the heart of the action. Higher-than-average ceiling heights, a distinguishing feature throughout the home, give the room a generous quality that is rarely found at this price point in modern



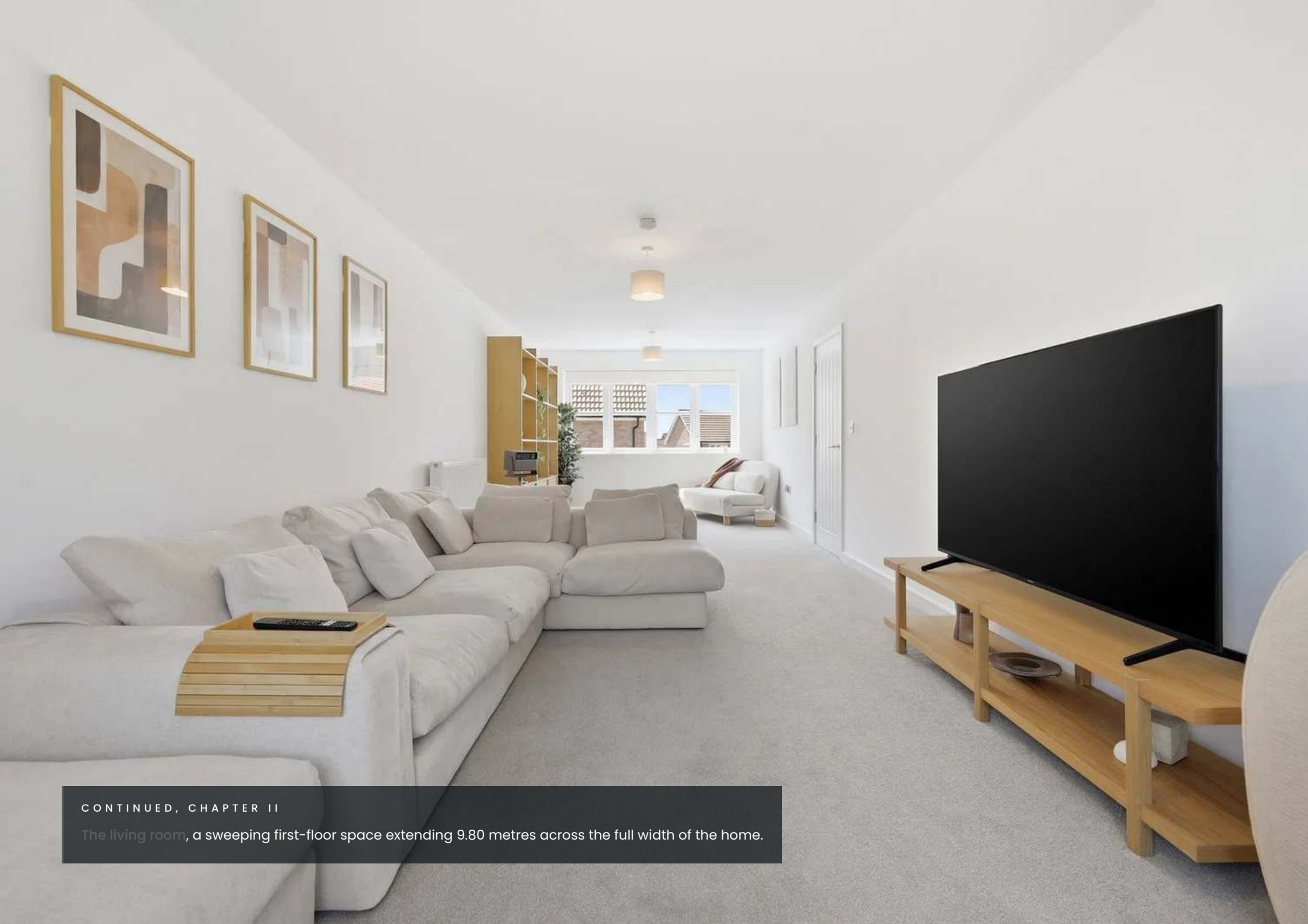
The kitchen. Sleek white cabinetry with integrated appliances, light worksurfaces and a generous run of units beneath higher-than-average ceilings.



French doors. Full-height French doors create a seamless connection between the dining area and the private rear garden.



Breakfast bar. The kitchen island with bar seating provides a natural gathering point at the heart of the ground-floor social space.



CONTINUED, CHAPTER II

The living room, a sweeping first-floor space extending 9.80 metres across the full width of the home.

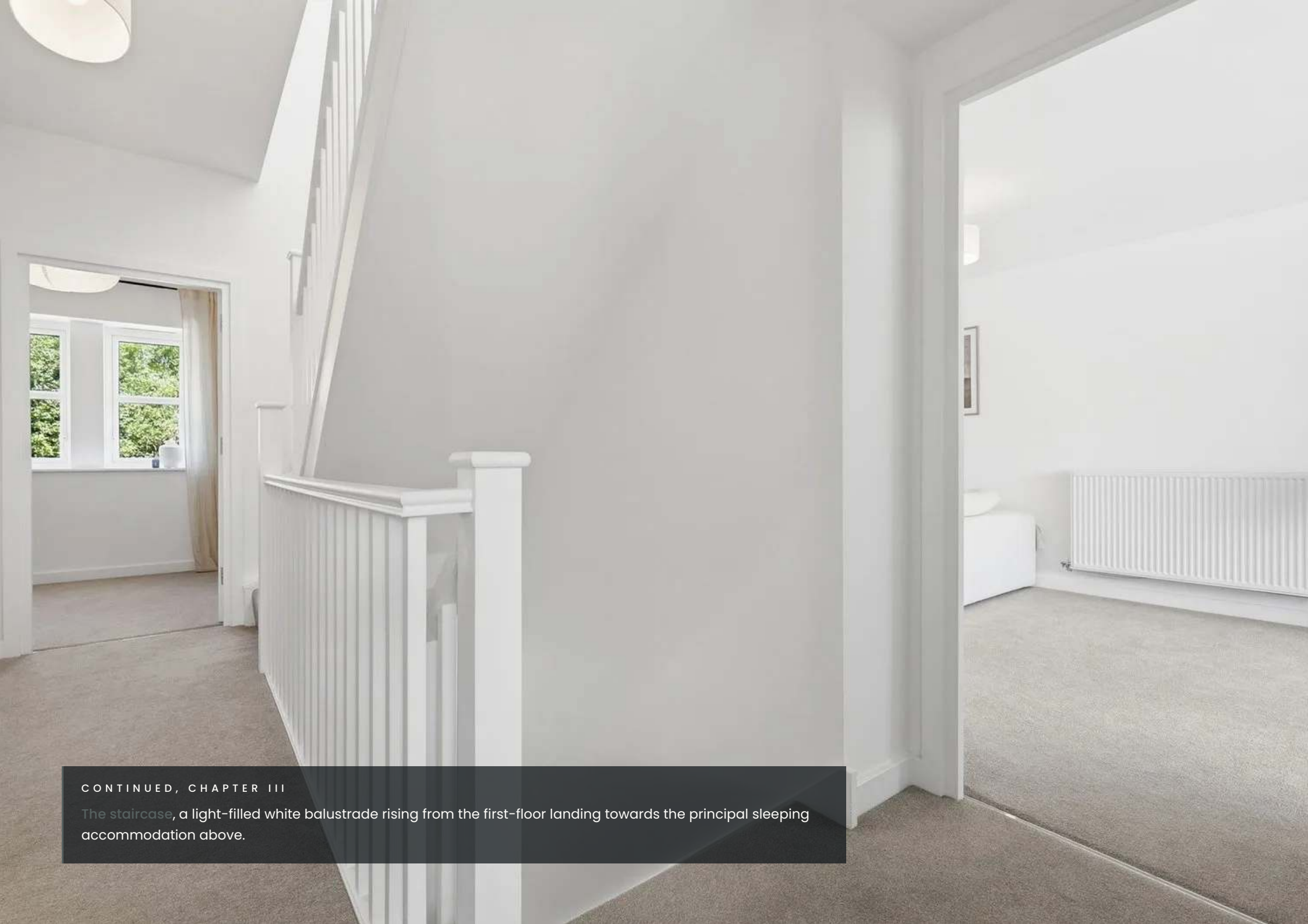
The first-floor living room



A sweeping first-floor reception space extending over nine metres in length, offering proportions rarely found in a home at this price point.

The first floor of Corn Road is dominated by a genuinely impressive principal reception room that delivers proportions well beyond what the semi-detached classification might suggest. Extending 9.80 metres in length across the full width of the home, the living room benefits from dual-aspect natural light and is configured to accommodate a substantial sofa arrangement, a media setup and a dedicated reading area without feeling crowded. Neutral tones and high-quality finishes throughout make the room entirely adaptable to any decorative taste, while the higher-than-average ceilings maintain the quality feel established on the ground floor. A well-proportioned landing serves the two bedrooms on this floor alongside a family bathroom, with the staircase continuing cleanly to the principal suite above.





CONTINUED, CHAPTER III

The staircase, a light-filled white balustrade rising from the first-floor landing towards the principal sleeping accommodation above.

Bedrooms & baths

Four bedrooms across the first and second floors, including a principal suite of 5.20 by 4.00 metres with en-suite shower room and a private roof terrace on the second floor.

The sleeping accommodation at Corn Road is arranged across two upper floors, with two bedrooms and the family bathroom on the first floor and the two principal bedrooms – including the principal suite – on the second. The family bathroom on the first floor is finished to a high standard, with a panelled bath, separate shower over, fully tiled walls and chrome fittings. The two further bedrooms on the first floor are well-proportioned and light-filled; one is currently fitted as a dedicated home office.

4

BEDROOMS

2

BATHROOMS

2,018

SQ FT

On the second floor, the principal bedroom extends to 5.20 by 4.00 metres – a generous double with space for a king-sized bed and a dedicated dressing area. The adjacent en-suite shower room is fully tiled, with a walk-in shower enclosure, vanity basin and WC. The private roof terrace on the second floor is a genuine additional room without a roof – an elevated, sheltered outdoor space unlike anything typically found at this price point.

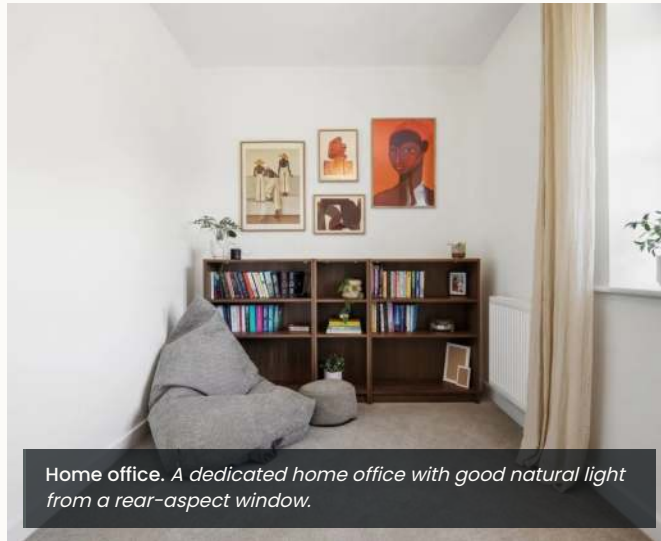


Rooms in passing

A selection of spaces across all three floors, each reflecting the consistent quality of specification throughout.



Bedroom three. A well-proportioned room on the second floor with natural light.



Home office. A dedicated home office with good natural light from a rear-aspect window.



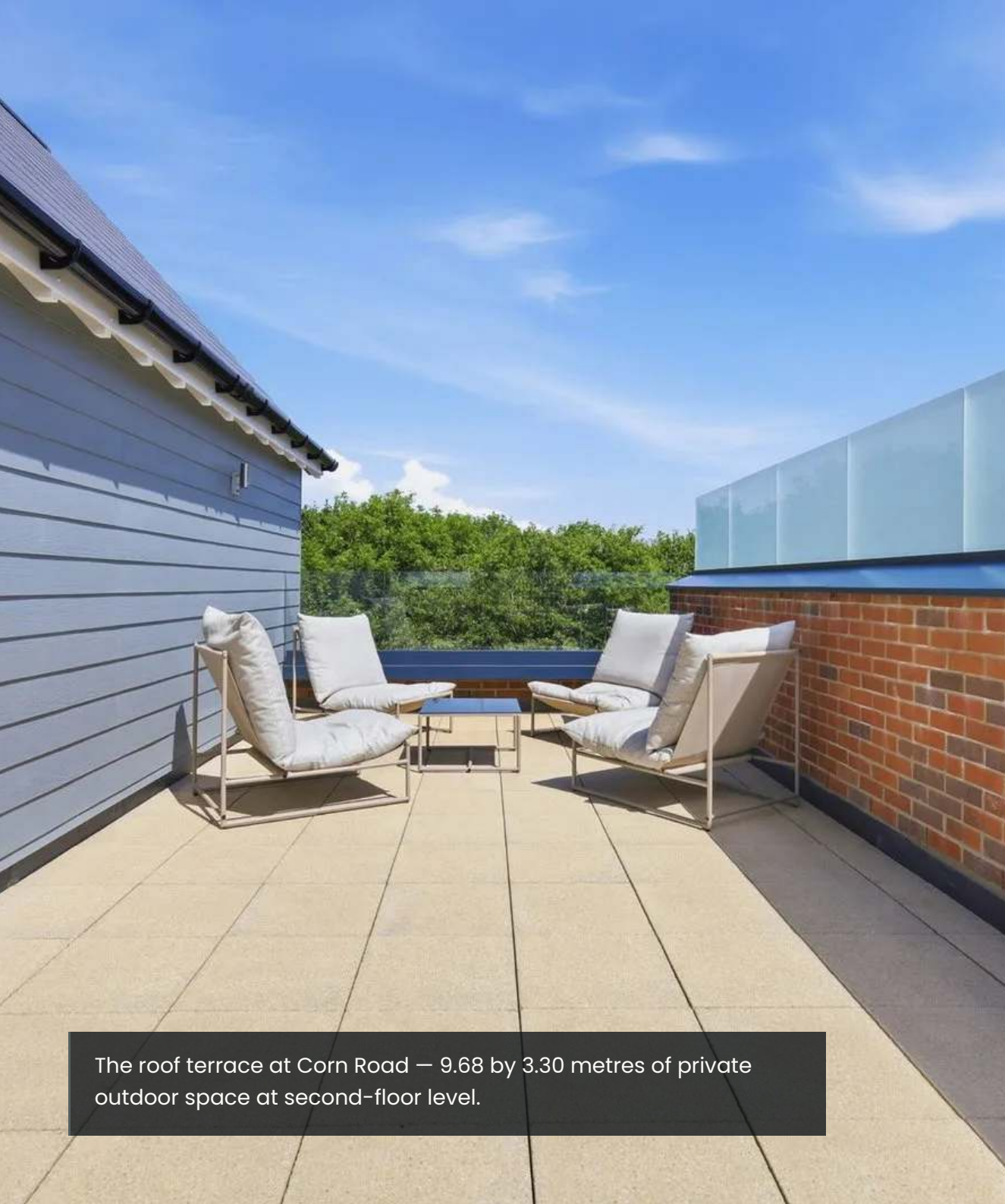
The family bathroom. Fully tiled with floating basin, WC and chrome fittings.



The cloakroom. A well-finished guest WC at ground-floor level with vanity basin and panelled surround.



Bedroom two. Built-in wardrobes provide excellent storage and good natural light.



The roof terrace at Corn Road — 9.68 by 3.30 metres of private outdoor space at second-floor level.

CHAPTER V · THE ROOF TERRACE

A private sky above the roofline

A remarkable private roof terrace of over 32 square metres on the second floor, with open views across the rooftops of Bishop's Stortford.

The defining feature of Corn Road is its exceptional private roof terrace, occupying the full width of the second floor at 9.68 by 3.30 metres. Finished in large-format porcelain tiles and enclosed by a combination of brick parapet wall and full-height glazed panels, it provides effective wind shelter while preserving the panoramic rooftop outlook. On fine mornings the terrace catches the early sun, and on summer evenings it offers an elevated vantage point above the surrounding tree canopy. This is not a token gesture toward outdoor space: it is a genuine private room without a roof, and among the most distinctive features available at this price point in Bishop's Stortford.

AREA

9.68 × 3.30 m (approx.
32 m²)

FLOOR

Second floor

FINISH

Porcelain tiles, glazed
balustrade

OUTLOOK

Open views, south-
facing aspect



CONTINUED, CHAPTER V

The roof terrace, looking along its full length — a private and usable outdoor room at second-floor level.

CHAPTER VI

Garden & grounds



Rear garden

The private rear garden at Corn Road is low-maintenance and immediately usable, with a combination of laid lawn and paved terrace. Timber panel fencing provides privacy on all sides, and French doors from the kitchen-dining room create a seamless connection to the outdoor space. Several neighbouring properties have already expanded their gardens by reconfiguring part of the area to the rear – an option that may appeal, subject to any necessary consents.

Car port & parking

A covered car port measuring 10.10 by 3.30 metres provides secure parking for two to three cars. The structure adjoins the property and offers both covered parking and useful additional storage space.

The development

Corn Road sits within a well-designed modern residential development characterised by contemporary grey cladding and terracotta roof tiles. The estate includes shared green spaces, play areas and well-maintained communal planting, creating a pleasant and family-friendly environment throughout.

Outlook & access

Bishop's Stortford town centre, the mainline station (London Liverpool Street, approximately 50 minutes), junction 8 of the M11 and Stansted Airport are all within easy reach. Outstanding primary and secondary schools are within walking distance, and open countryside and leisure routes are readily accessible on foot.

The plot & outlook



The plot

A compact, low-maintenance rear garden with laid lawn and paved terrace, privately enclosed by timber panel fencing on all sides. The potential to enlarge the garden by reconfiguring part of the rear area has already been taken up by a number of neighbouring properties.

Car port & parking

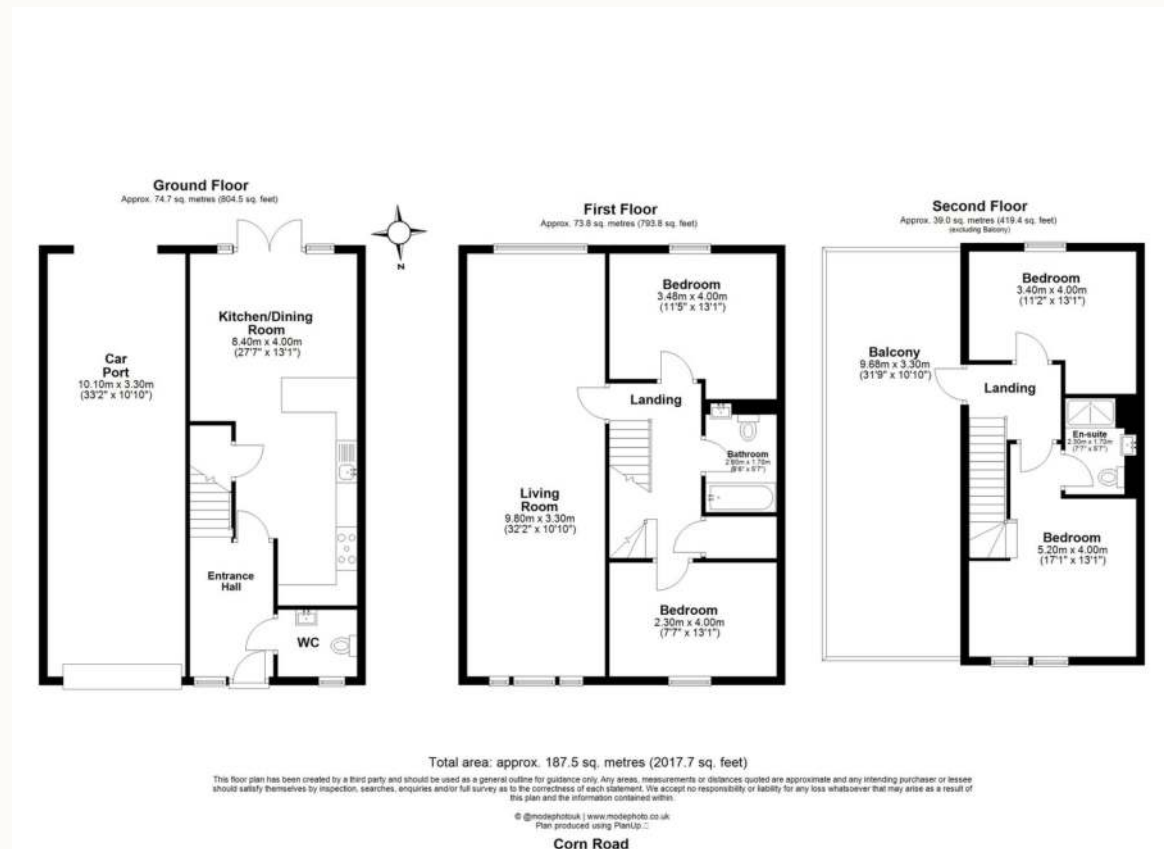
The covered car port measures 10.10 by 3.30 metres and provides secure covered parking for two to three vehicles alongside useful storage space.

Setting & context

The home occupies a well-regarded position within a modern residential estate, with open green amenity space shared across the development. School catchment areas, leisure facilities and the town centre are all within comfortable walking or cycling distance.

Plan drawn to indicative scale; not to be relied on for legal purposes.

All floors at a glance



Total internal area · 187.5 m² · 2,018 sq ft

GROUND FLOOR · 74.7 M² (805 SQ FT) · FIRST FLOOR · 73.8 M² (794 SQ FT) · SECOND FLOOR · 39.0 M² (419 SQ FT, EXCL. BALCONY) · CAR PORT: 10.10 × 3.30 M

PARTICULARS

- i* **Semi-detached home** over three floors with higher-than-average ceiling heights throughout.
- ii* **Open-plan kitchen, dining and family space** on the ground floor with French doors to the rear garden.
- iii* **Contemporary kitchen** with white cabinetry, light stone worksurfaces, integrated appliances and breakfast bar.
- iv* **First-floor living room** extending 9.80 metres across the full width of the home with dual-aspect natural light.
- v* **Four bedrooms** across two upper floors, including a principal suite of 5.20 by 4.00 metres.
- vi* **Private roof terrace** of 9.68 by 3.30 metres on the second floor.
- vii* **Rear garden** with lawn, paved terrace and timber fencing, with potential to enlarge subject to consents.
- viii* **Covered car port** (10.10 × 3.30 m) with parking for two to three cars.
- ix* **Close to outstanding schools**, Bishop's Stortford station, junction 8 of the M11 and Stansted Airport.

Energy & environment · EPC B



The property holds an EPC rating of B, reflecting the high insulation standards and modern fabric of new-build construction. Full double glazing throughout contributes to efficient running costs.

Material information

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

PART A · MATERIAL TO ALL TRANSACTIONS

Asking Price	Offers Over £600,000
Tenure	Freehold
Title Number	TBC
Council Tax Band	F
Local Authority	East Hertfordshire District Council
Property Type	Semi-Detached House
Year Built	TBC
Bedrooms	4
Bathrooms	2
Receptions	1
Floor Area	187.5 m ² (2,018 sq ft)
Heating	Gas central heating; double glazing
Electricity	Mains supply
Broadband	Ask agent
Mobile Signal	TBC
Parking	Covered car port (2–3 cars)
EPC	B

PART B · WHERE APPLICABLE

Building Safety	TBC
Restrictive Covenants	No
Rights of Way	None
Easements	TBC
Listed Building	Ask agent
Conservation Area	TBC
Tree Preservation	TBC
Accessibility	Ask agent
Water Supply	Mains supply
Sewerage	Mains supply
Outbuildings	Covered car port (10.10 × 3.30 m)
Balcony	Private roof terrace, 9.68 × 3.30 m (approx. 32 m ²), second floor

PART C · ADDITIONAL MATERIAL FACTS

Flood Risk, Rivers & Seas	TBC
Flood Risk, Surface Water	TBC
Flooded in Last 5 Years	No
Flood Defences	No
Source of Flood	Ask agent
Coastal Erosion	Not applicable (inland property)
Planning	TBC
Construction	Modern new-build; brick, render and grey cladding
Structural	TBC
Subsidence	TBC
Damp	TBC
Asbestos	TBC
Japanese Knotweed	TBC
Mining	TBC
Electrical Cert.	TBC
UPRN	TBC

The agent has made reasonable enquiries to verify this information; prospective purchasers should satisfy themselves as to its accuracy through their own legal and survey processes. Items marked TBC will be confirmed by the seller's solicitor.

muvin
exp

Arrange a viewing of Corn Road

A contemporary four-bedroom home of genuine scale, elevated by a private roof terrace and an open-plan layout that lives as well as it presents. Best understood in person.

THE AGENT

Our Team

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THE OFFICE

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VIEW THE
full listing

[muvin.co.uk · Corn Road](https://muvin.co.uk/Corn-Road)

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