

# Newland Avenue, Bishop's Stortford

3 Bedroom House

Intercounty


BLACK COUNTRY





A well-presented three-bedroom semi-detached family home in the popular Stortford Fields development, ideally positioned close to Bishop's Stortford's excellent schools and amenities.

The property offers spacious and versatile accommodation arranged over three floors, including three very good-sized double bedrooms.

The ground floor features an attractive entrance hallway, a modern kitchen positioned to the front of the property, and a useful downstairs cloakroom. To the rear is a particularly good-sized lounge/diner, enjoying views and access onto the rear garden.

On the first floor, there are two further generous bedrooms together with a well-appointed family bathroom.

The impressive principal bedroom occupies the top floor and benefits from its own dressing area and ensuite shower room.

Council Tax Band E. EPC Rating B.

Asking Price
£475,000

Outside, the east-facing rear garden is a great feature of the property, providing a good-sized outdoor space with an entertaining decked area and a freestanding pergola, creating an ideal space for relaxing and entertaining. To the rear of the property are two allocated parking spaces.

The property is situated within the popular Stortford Fields development, which provides excellent access to local schools, amenities and the wider town centre, while Bishop's Stortford mainline railway station is also within easy reach.

Estate Charge: TBC

Bishops Stortford is an affluent market town, situated between London and Cambridge offering fast rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. The town provides reputable primary and secondary schooling, a variety of shops, both high street names and long-established independents, regular market days, leisure facilities and a good choice of cafes, bars, and restaurants.
























Google Reviews ★★★★★

*My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.*

**Tom Ritchie**

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IntercountyEA

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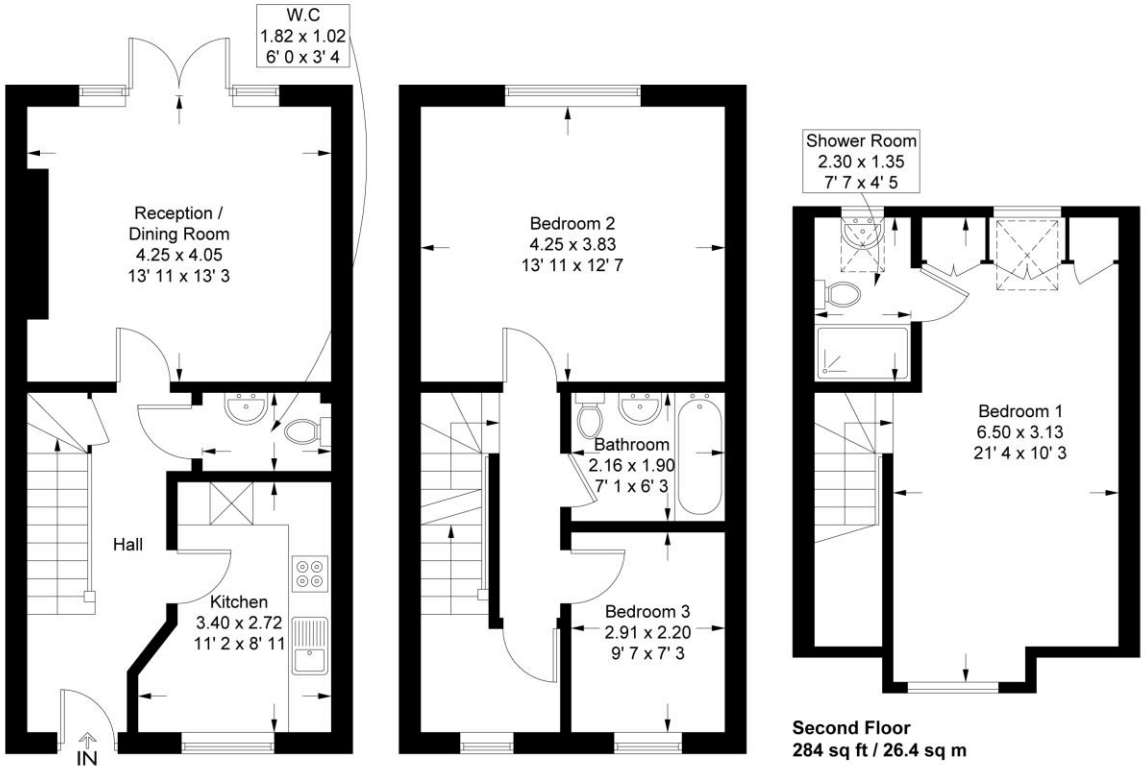
The Property Ombudsman

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# Newland Avenue

Approximate Gross Internal Area = 1088 sq ft / 101.1 sq m




**Ground Floor**
**404 sq ft / 37.5 sq m**

**First Floor**
**400 sq ft / 37.2 sq m**

**Second Floor**
**284 sq ft / 26.4 sq m**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Property Details

3 Bedroom Semi-Detached House

Spacious & Versatile

Offered Chain Free

Ensuite & Family Bathroom

Allocated Parking

Potential Rental Income £2000 PCM

Council Tax Band E

EPC Rating B

Tenure - Freehold

**44 Newland Avenue, Bishop's Stortford, Hertfordshire, CM23 2GL**

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