

# Beehive Court, Hatfield Heath

2 Bedroom House

Intercounty





Situated within the highly regarded village of Hatfield Heath, this charming two-bedroom home offers well-balanced accommodation arranged over two floors, making it an excellent opportunity for first-time buyers, downsizers or those seeking a peaceful village lifestyle whilst remaining conveniently connected to nearby towns and transport links.

The property extends to approximately 742 sq ft and offers a practical and versatile layout with a particularly impressive sitting/dining room, two well-proportioned bedrooms and useful additional storage.

The ground floor accommodation begins with an entrance porch leading through to the kitchen, which provides a functional space with a range of worktop and cupboard areas. Beyond this, the property opens into a generously proportioned sitting/dining room measuring approximately 16'10" x 14'1". This wonderful reception space provides ample room for both comfortable seating and a dining area, making it ideal for everyday living and entertaining. French doors provide a connection to the outside and allow natural light to enter the room.

On the first floor, a central landing provides access to two bedrooms and the family bathroom. The principal bedroom is an excellent double room, whilst the second bedroom offers flexibility as a guest bedroom, children's room or home office. The family bathroom is fitted with a bath and accompanying sanitaryware, whilst an additional eaves storage area provides valuable space for household belongings.

Asking Price
£400,000

Hatfield Heath is a picturesque and highly desirable Essex village, popular for its attractive countryside surroundings, welcoming community and excellent accessibility to the neighbouring towns of Bishop's Stortford, Sawbridgeworth and Harlow.

At the heart of the village is its beautiful open green, which provides a wonderful focal point for the community and is surrounded by a variety of local amenities. Residents can enjoy traditional public houses, cafés, restaurants, independent shops and everyday conveniences, all contributing to the village's friendly and established character.

The village is particularly appealing to families, with Hatfield Heath Primary School located locally, whilst further educational facilities can be found in the surrounding towns, including Bishop's Stortford. For commuters, the nearby mainline railway stations at Sawbridgeworth and Bishop's Stortford offer regular services towards London Liverpool Street and Cambridge. The village also benefits from convenient road connections via the A1060, with the M11 motorway and Stansted Airport accessible by car.

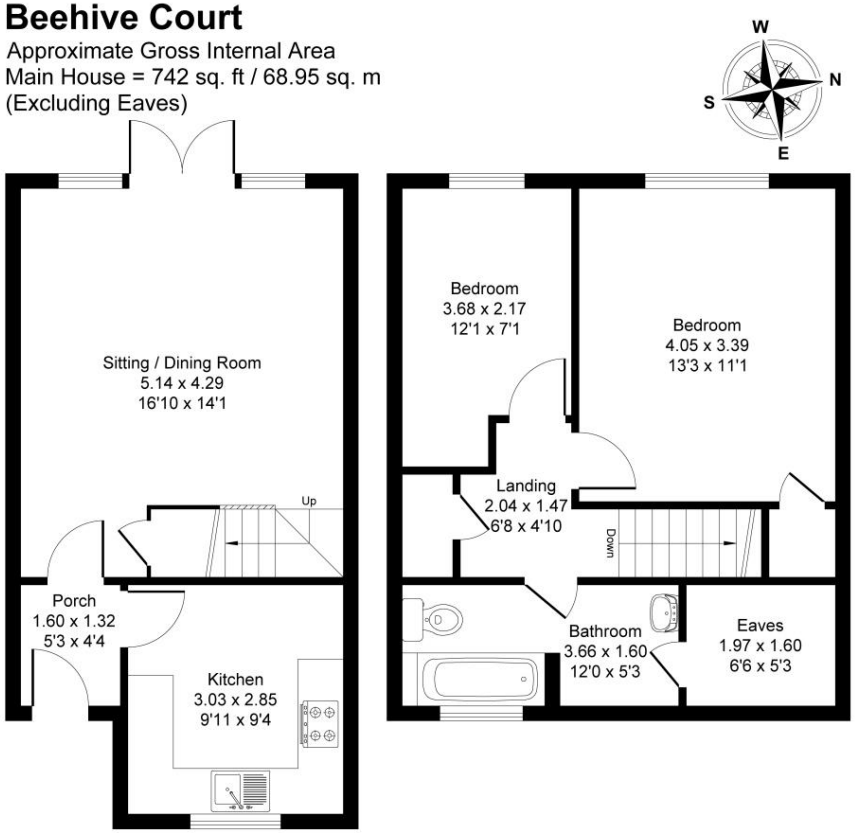






# Beehive Court

Approximate Gross Internal Area
Main House = 742 sq. ft / 68.95 sq. m
(Excluding Eaves)




GROUND FLOOR FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

## Property Details

Highly Regarded Village

Impressive Sitting/Dining Room

Enclosed Rear Garden

2 Bedrooms

Potential Rental Income £1500 PCM

EPC Band C & Council Tax Band D

Tenure - Freehold

**5 Beehive Court, Hatfield Heath, Bishop's Stortford, Essex, CM22 7EU**

## Listed by



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