



Harvest Close, Bishop's Stortford, CM23 4RE  
Guide Price £925,000

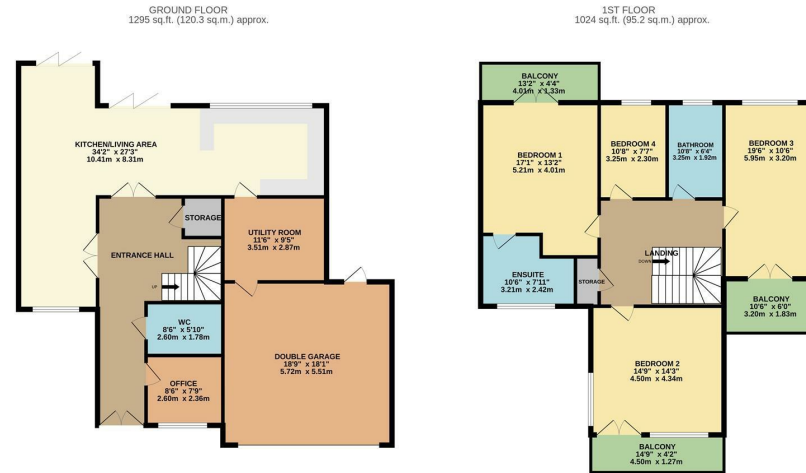
4 3 2 B

A set of icons representing property features: a bed icon for 4 bedrooms, a bathtub icon for 3 bathrooms, a sofa icon for 2 living areas, and a lightbulb icon for a bonus room (B).

# Harvest Close, Bishop's Stortford, CM23 4RE

**\*\*Guide Price £925,000-£950,000\*\*** Built in 2019 to an extremely high standard is this stunning four bedroom detached premium home located in a quiet cul de sac of only three houses. The downstairs accommodation comprises a large entrance hallway with access to the office and downstairs w/c. It then leads onto a stunning open plan living space with large lounge, dining area and incredible kitchen with integrated appliances and views over the large back garden. Furthermore downstairs offers a utility room and double garage with electric door.

Moving upstairs you are met with the large landing leading to four double bedrooms with an en suite to the master, family bathroom and three balconies. Externally there is an incredible private rear garden with large patio area and side access, to the front is driveway parking for four cars with additional visitor parking. Harvest Close is a small cul de sac of only three houses located only a 5 minute drive to Sawbridgeworth and Bishops Stortford train station with direct trains to London, Cambridge and Stansted Airport. Please note there are no service charges payable and the property comes with 3 years remaining on it's NHBC.



TOTAL FLOOR AREA: 2319 sq.ft. (215.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	97		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (81 plus) <b>A</b> (61-81) <b>B</b> (39-60) <b>C</b> (21-58) <b>D</b> (11-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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