



St Giles View, Start Hill, Bishop's Stortford CM22 7TG

welcome to

St Giles View, Start Hill, Bishop's Stortford

ST GILES VIEW - Impressive four-bedroom detached family home extending to approximately 1,765 sq ft. Featuring a superb kitchen/dining room, separate living room & versatile playroom/study, plus utility room. Four bedrooms including a generous principal bedroom with en-suite, plus the family bathroom. Private garden and parking for three vehicles





Ground Floor



First Floor

Agent's Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

St Giles View, Start Hill, Bishop's Stortford

- Impressive four-bedroom detached family home
- Approximately 1,765 sq ft of accommodation
- Superb open-plan kitchen/dining room and separate living room
- Versatile playroom / home office
- Separate utility room and ground-floor WC

Tenure: Freehold EPC Rating: Exempt

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHE116658 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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