



27 Harrisons, Birchanger  
CM23 5QT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 27 Harrisons

Birchanger | Hertfordshire | CM23 5QT

Guide Price £550,000

- A well-appointed, four-bedroom detached family home
- Large open plan living/dining room
- Good size, enclosed rear garden
- Off road parking and garage
- Occupying a generous corner plot
- Well established residential development
- Well located for ease of access to Bishops Stortford, Stansted Airport and M11.
- EPC: C

## The Property

A well-appointed, 4-bedroom detached family home, occupying a pleasant position tucked away in the corner of this well-established residential development, ideally located in the heart of this well-situated village.

## The Setting

Birchanger is a popular little village within close proximity to Bishops Stortford and Stansted Mountfitchet, Birchanger has an excellent choice of nearby transport links - M11 access point, mainline train stations and Stansted Airport a short drive away. The village offers a popular primary school, local pub and local Sports and Social Club. There are also fantastic countryside walks across countryside and Birchanger Woods.

## The Accommodation

In detail, the comprises on the ground floor of an entrance hall with access to the W.C and a large cloak cupboard, with stairs leading to the first floor. Accessed off the entrance hall is the fitted kitchen comprising wall and base units with work surfaces over and tiled splashbacks, inset 4 ring gas hob with extractor fan over and storage under, built-in double electric oven with storage above and under, inset single drainer sink with mixer tap, integral dishwasher and fridge-freezer, cupboard housing washing machine, Waterside water softener, under unit heating and lighting, door to outside. Set to the rear is the large dual aspect open plan living/dining room, with window to the side and rear aspects as well as benefiting from French doors leading out to the rear garden. The living room benefits from modern wood effect flooring and an attractive log burner stove.





Stairs rise from the entrance hall to the first floor landing, which leads off to 4 bedrooms, including 2 good size double rooms and two single bedrooms. The family bathroom comprises panelled bath with shower attachment over, vanity unit with wash hand basin and W.C.

### Outside

To the front of the property there is hard standing for two cars leading to the front door and to a single garage which has an up and over door, light and power connected and to the far end a wall mounted domestic Prima F domestic boiler. In addition, there is a low maintenance shingled garden with hedge perimeter. There is a gated pedestrian access via a walkway leading to the rear garden, which is also accessed via the sitting room.

The rear garden has a terrace ideal for alfresco entertaining and from there the remainder of the garden is laid mainly to lawn with an attractive gravelled seating area to the side of the property. There are a variety of shrubs to the



boundaries and the garden is enclosed by fencing measuring approximately 40ft x 23ft extending to 30ft at the widest points. Outside light, power and water are connected.

### Services

All main services are connected

### Local Authority

Uttlesford District Council

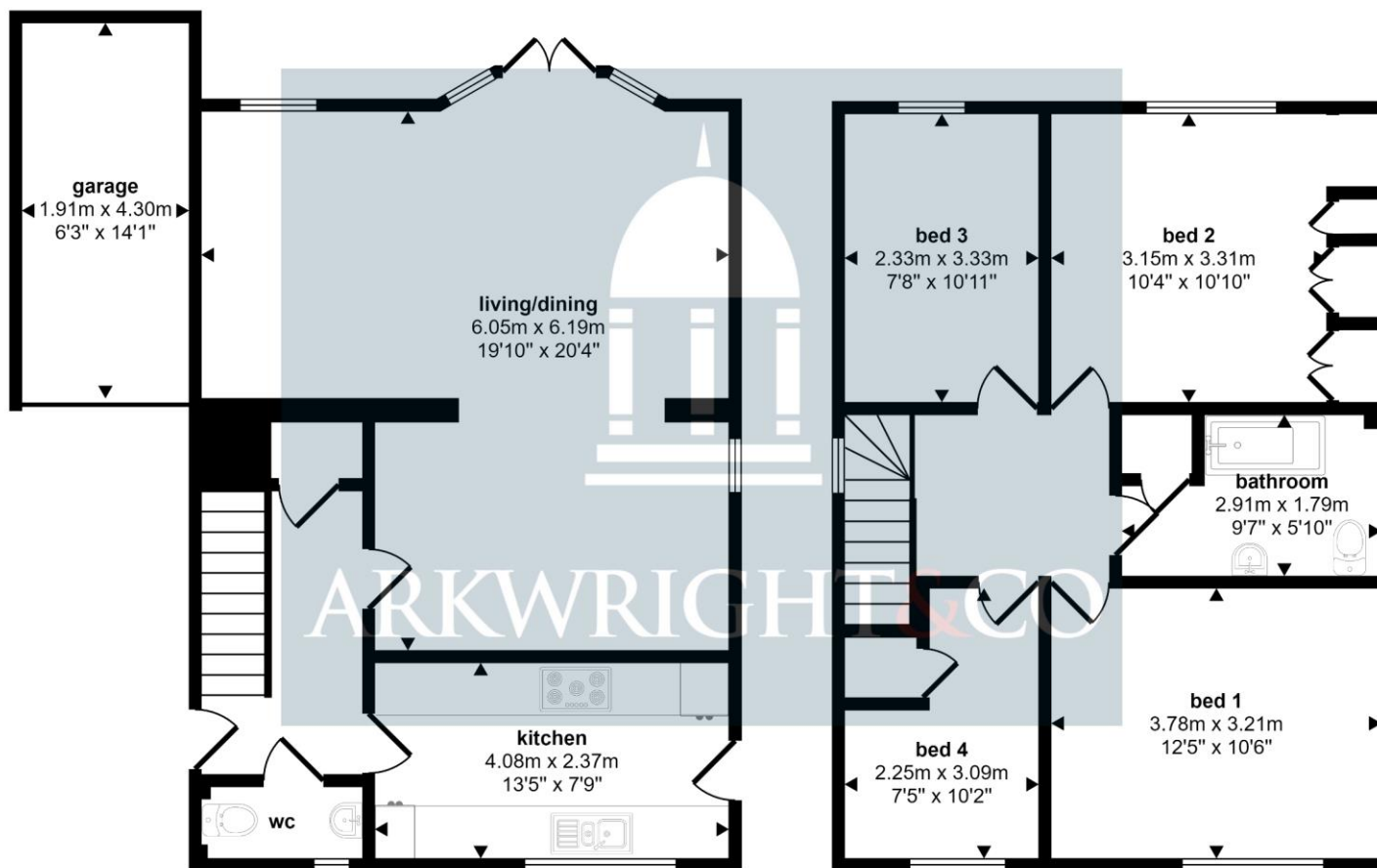
### Council Tax Band

D





Approx Gross Internal Area  
115 sq m / 1241 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft

First Floor  
Approx 53 sq m / 576 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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