



## 21 Stockmen Field | Bishop's Stortford | CM23 4GP

**Asking Price £350,000**

A spacious and well proportioned, two double bedroom, mid-terrace house, tucked away in a quiet cul-de-sac location in the popular St. Michaels Mead area of Bishop's Stortford, close to local amenities and schooling. With views over 'Northern Parkland' playing fields, this well presented home benefits from double glazing, gas fired central heating and allocated parking for two vehicles. Of particular note is the South facing low maintenance rear garden which offers relaxing privacy.

Offered with a complete chain!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Half glazed front door to:

### Reception Hall

Wood laminate floor covering. Radiator. Stairs to first floor landing. Doors off.

### Lounge

**13'8 x 11'5 (4.17m x 3.48m)**

Double glazed window to rear. Radiator. Walk-in understairs storage cupboard. Wood laminate floor covering. Double glazed door to rear garden.

### Kitchen/Breakfast Room

**15'11 x 7'3 (4.85m x 2.21m)**

Double glazed window to front with views over park. Range of wall & base units incorporating roll top work surfaces, drawers and single drainer sink unit. Tiling to splashbacks. Space & plumbing for washing machine. Space for freestanding cooker and fridge/freezer. Wall mounted gas fired boiler. Vinyl floor covering.

### First Floor Landing

Airing cupboard containing lagged cylinder, immersion and linen shelving. Loft hatch. Doors off.

### Bedroom One

**13'8 x 10'8 (4.17m x 3.25m)**

Double glazed window to front with views over park. Radiator. Bulk head storage cupboard. Wood laminate floor covering.

### Bedroom Two

**13'8 x 10'4 (4.17m x 3.15m)**

Double glazed window to rear. Radiator. Wood laminate floor covering.

### Bathroom

**7'8 x 6'11 (2.34m x 2.11m)**

Suite comprising panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin and low flush WC. Tiling to splashbacks. Radiator. Vinyl floor covering. Extractor.

## EXTERIOR

### Front Garden

Wide slabbed pathway to front door with chippings to side.

### Allocated Parking

Two spaces to front of property.

### South Facing Rear Garden

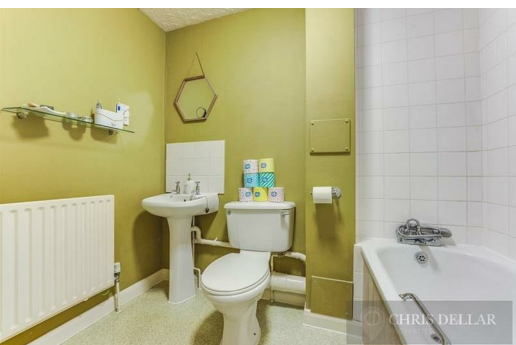
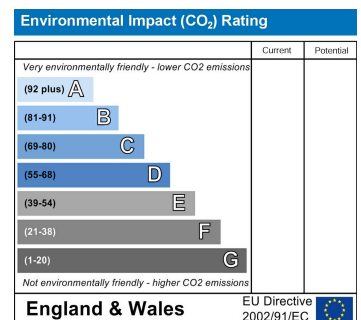
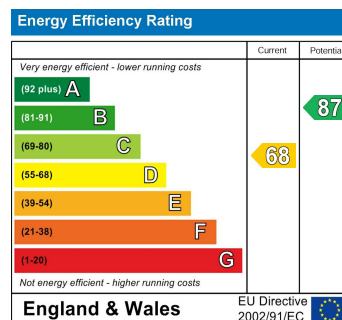
**44' (13.41m)**

Sizeable decking gives way to shingled remainder. Fenced boundaries and timber storage shed.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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