



Lower Park Crescent | Bishop's Stortford | CM23 3PT

Asking Price £430,000

 clarknewman



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AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE with double driveway. The ground floor comprises of a spacious lounge diner and modern fitted kitchen with a range of wall and base units. The first floor benefits from two double bedrooms, a single bedroom and a family bathroom suite. The rear garden extends over 75ft in a South-Westerly direction. Viewings advised.

- Three Bedrooms
- Double Driveway
- Council Tax Band: D
- Semi-Detached House
- Large Garden
- EPC Rating: D

#### Front

Paved driveway with parking for multiple cars. Timber gate to side for rear access into garden.

#### Entrance Hall

UPVC double glazed door, two UPVC double glazed windows to front. Radiator to wall. Stairs to first floor. Internal door to lounge diner.

#### Lounge Diner

19'01 x 11'02" (5.82m x 3.40m)

UPVC double glazed window to front, UPVC double glazed French doors to rear. Gas fireplace. Internal door to entrance hall, doorway to kitchen.







### Kitchen

13'10" x 11'10" (4.22m x 3.61m)

UPVC double glazed windows to front and rear aspects. UPVC double glazed door to garden. Internal door lounge diner. Radiator to wall. Under stairs storage cupboard. White high gloss kitchen with laminate worktops, stainless steel sink and drainer, electric double oven and electric hob. Space for fridge freezer, washing machine and dishwasher. Boiler to wall.

### Landing

Stairs to ground floor. Internal doors to bedrooms and family bathroom. Loft hatch.

### Bedroom One

13'10" x 7'11" (4.22m x 2.41m)

UPVC double glazed windows to front and rear aspects. Radiator to wall. Built in wardrobes around bed space. Internal door to landing.

### Bedroom Two

15'01" x 6'04" extending to 9'04" (4.60m x 1.93m extending to 2.84m)

Two UPVC double glazed windows to front aspect, two radiators to walls. Two built-in storage cupboards. Internal door to landing.

### Bedroom Three

9'05" x 6'01" extending to 8'09" (2.87m x 1.85m extending to 2.67m)

UPVC double glazed window to rear aspect. Radiator to wall. Airing cupboard housing hot water cylinder. Internal door to landing.

### Family Bathroom

UPVC double glazed window to rear aspect. White three piece suite consisting of; WC, pedestal sink and bath with electric shower above and glass screen. Chrome heated towel rail. Internal door to landing.

### Garden

80' max x 30' widening to 50' approx (24.38m max x 9.14m widening to 15.24m approx) South-West facing rear garden with patios, lawn with various shrubs and hedges. Two timber sheds at rear of garden. Outside tap. Timber gate for access to front.

### Local Area

Lower Park Crescent is located off Thorley Hill which is a short distance to Bishop's Stortford High School (0.5 miles), Bishops Stortford Town Centre (less than 1 mile) and Bishop's Stortford Train Station (1 mile) with direct links into London, Stansted Airport and Cambridge. It is also closely situated to Stansted Airport (approximately 6 miles).





### Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



### First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>67</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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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