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*Established 1986*

*Independent Estate Agents and Valuers*



**133, Parsonage Lane, Bishop's Stortford, Hertfordshire, CM23 5BB**

**Guide price £769,995**

A most attractive late 1940's built four bedroom detached which stands on a good sized plot in a very sought after, non-estate location which is close to several good schools.

The well presented accommodation has gas central heating and double glazing throughout.

It comprises: Entrance Hall, Downstairs cloak/shower room, bay fronted dining room with fireplace, large dual aspect sitting room with fireplace, and a lovely view over the rear garden, kitchen/breakfast room, enormous master bedroom with potential to install an en-suite, two further generous double bedrooms, a single bedroom and a bathroom with an art deco style white suite.

The well tended rear garden is approximately 180' in length and has an extensive lawn area as well as a large kitchen garden area to the rear of the plot. This garden offers tremendous potential to extend and there are many examples of this in the road.

There is a good sized front garden set behind double opening five bar gates and an established hedge. There is a block-paved driveway and parking area which provides off-road parking for five cars and in turn leads to a detached garage with useful storage cupboards to the rear.

This property is well located in an established and sought after road as it is within a short walk of two well regarded primary schools and Birchwood secondary school. Nearby Birchanger Woods is a lovely place for recreational walks. There is a very useful parade of shops at nearby Snowley Parade with a bakers, butchers, fish and chip shop, Chinese takeaway, Post Office and convenience store. Junction eight of the M11 is a short drive away as is the golf club and football stadium. The town centre with mainline railway station is just over a mile away.

EPC Band D. Council Tax Band F.

### **Covered porch**

Outside light. Front door to:

### **Entrance Hall**

Stairs to the first floor. Two radiators. Telephone point. Built-in storage cupboard. Doors to kitchen, sitting room, dining room, shower/cloakroom and:

### **Store/Boiler Room**

5'11" x 2'7" (1.804 x 0.802)

Double glazed window to the side aspect. Wall mounted gas fired central heating boiler

### **Downstairs Shower/Cloakroom**

6'3" x 5'0" (1.923 x 1.530)

Fitted with a modern white suite.

Wall mounted wash basin with tiled splashback. WC with concealed cistern. Ceramic tiled floor. Chrome heated towel rail. Double glazed window to the side aspect. Shower cubicle.

### **Dining Room**

13'1" into bay x 11'9" (4.012 into bay x 3.590)

A spacious room which is well lit by a double glazed bay window to the front aspect.

Radiator. TV point. Woodblock flooring.

Attractive open fireplace with brick and stone surround and a quarry tiled hearth.



### **Sitting Room**

19'7" x 11'10" (5.985 x 3.625)

A large main reception room which is also well lit by double glazed windows on two aspects which includes sliding patio doors to the rear garden.

Woodblock floor. Radiator. TV and telephone points.

Open fireplace with modern stone surround.



### **Kitchen/Breakfast Room**

12'7" x 10'6" (3.851 x 3.218)

Fitted with a range of white faced units which incorporate a built-in oven and ceramic hob.

Single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. One double and one single eye level wall cupboard. Spaces for cooker, washing machine, fridge and upright fridge/freezer. Radiator. Space for table. Wood effect vinyl flooring. Two double glazed windows to the side aspect and double glazed sliding patio door to the rear garden.



### **First Floor Landing**

Illuminated by a large double glazed picture window to the side aspect.

Hatch and retractable ladder to part boarded loft space which has a light connected. Built-in shelved airing cupboard.

### Bedroom One

19'9" x 11'10" (6.037 x 3.610)

A very large master bedroom which has double glazed windows running the full width of the room offering a lovely view over the rear garden.

Radiator. Two large double built-in wardrobe cupboards.

As this bedroom is so large, there is scope to install an en-suite.

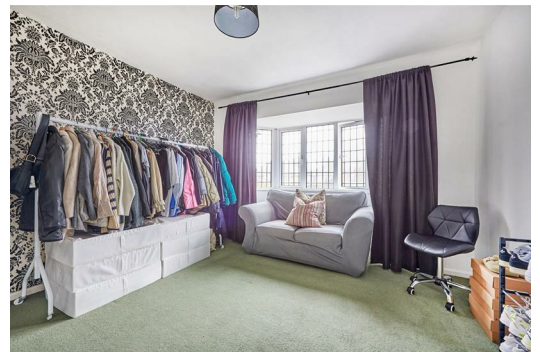


### View From Bedroom One

### Bedroom Two

13'6" into bay x 11'8" (4.135 into bay x 3.576)

Double glazed bay window to the front aspect. Radiator. Built-in shelved storage cupboard.



**Bedroom Three**

10'8" x 10'0" (3.268 x 3.059)

Double glazed windows to the side and rear aspects. Radiator. Built-in wardrobe/storage cupboard. Wood effect laminate flooring.



**Bedroom Four**

10'1" x 6'10" (3.075 x 2.087)

Double glazed window to the front aspect. Radiator. Wood effect vinyl flooring.



**Bathroom**

7'5" x 7'5" (2.269 x 2.263)

Fitted with an Art Deco style white suite. Panel bath with tiled splash surround and mixer tap. Pedestal wash basin. Low level WC. Four inset ceiling lights. Wood effect vinyl flooring. Radiator. Two double glazed windows to the side aspect.



### **Rear Garden**

A magnificent 180' long rear garden which has been lovingly tended by the present owners.

Block-paved patio are immediately to the rear of the house. An extensive lawn area with various large bushes, conifers and fruit trees interspersed throughout. Well stocked rose and flower borders. Willow tree. Outside lighting. Wrought iron gate to one side leads to the driveway parking on the right hand side of the house. Established hedges to the side boundaries. A gravel pathway leads to the rear of the plot where there is a kitchen garden area and an aluminium framed greenhouse. On the left hand side of the house is an additional area of garden which is ideal for storage, sheds etc. To the rear of the garage are two useful built-in storage cupboards.



### **Rear Garden**



### **Rear View Of house**

#### **Front Garden**

The property is set well back from the road and behind a dwarf brick wall and established hedge. It is accessed via double opening five bar gates.

Hedges to both side boundaries. Large well stocked flower bed. Outside light and tap.

An extensive block-paved driveway and hardstanding area provides off-road parking for five cars. The driveway runs down the right hand side of the house to:

#### **Detached Garage**

17'0" x 9'1" (5.190 x 2.769)

Up and over door. Light and power connected.

#### **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

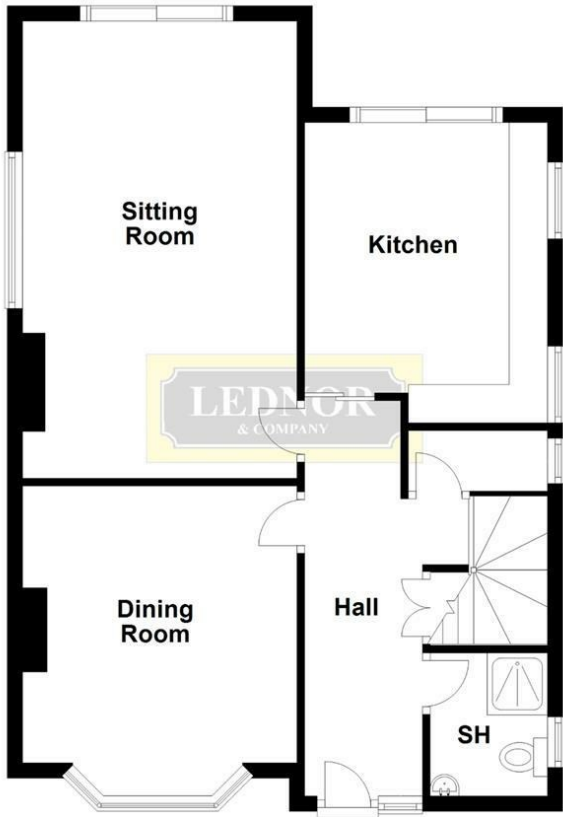
#### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the

property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 1350 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE