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Independent Estate Agents and Valuers



156a, London Road, Bishop's Stortford, Herts, CM23 3LQ

Guide price £550,000

Located on a level walk to the town centre. Being offered as a chain free sale.

An extremely well presented three bedroom detached bungalow which offers very spacious accommodation with the benefit of gas central heating and double glazing throughout.

This property has a layout that is highly versatile. The present owner chose to have the main bedroom to the rear where there are patio doors that lead out onto the garden. Previous owners have used this as the dining room. There a number of different options, to suit the prospective new owners.

It comprises: spacious entrance hall, sitting room with attractive fireplace, dining room/bedroom three, two further well proportioned bedrooms, modern fitted kitchen/breakfast room, garden room, luxury bath/shower room.

The rear garden is a particular feature of this property as it enjoys a sunny westerly aspect, is very private and measures approximately 90' x 55'. There is vehicular access to the front and rear. To the front the block-paved driveway provides parking for at least four cars. The rear access is approached via Nelson Road and double opening gates open into a courtyard parking area for at least two cars. The detached garage, which is located in this area, had been converted to a small music studio by a previous owner.

More recently, it has been a useful storage area but could be put to many varied purposes. A home office, playroom or guest annexe are some of the possibilities.

As previously mentioned, this bungalow benefits from being on a level walk into the town centre and is also a short walk to the mainline railway station which offers an excellent commuter service on the Cambridge to Liverpool St. line with a link to Stansted Airport. Just along the road is a little Waitrose supermarket and Dawn's convenience store, a family run business with garden centre.

EPC Band C. Council Tax Band E.

Arched Covered Porch

Outside light. Front door to:

Entrance Hall

Wooden flooring. Radiator. Hatch to loft space. Four inset ceiling lights. Doors to bedrooms, sitting room, kitchen/breakfast room and bathroom.

Sitting Room

14'9" x 14'1" (4.507 x 4.298)

Well lit by a large double glazed window to the front aspect. Attractive fireplace with granite surround and hearth plus a remote controlled coal effect gas fire. Twin adjacent glass fronted display cabinets. TV point. Four wall light points. Radiator. Wooden flooring.



Fitted Kitchen/Breakfast Room

13'11" x 13'10" (4.255 x 4.229)

A spacious room which is well fitted with an extensive range of modern gloss cream units with black granite work surfaces and matching upstands. Integrated appliances include: Bosch dishwasher, Hotpoint washing machine and stainless steel chimney style extractor hood. Range style cooker and American style fridge freezer are available by separate negotiation.

Inset single drainer, one and a half bowl sink unit with swan neck mixer tap and drinking water/filter tap. Adjacent and opposite work surfaces with cupboards and drawers below. One double, one corner and six single eye level wall cupboards with lighting below. Cupboard housing plumbed in water softener. Seven inset ceiling lights. Radiator. Space for table. Double glazed window to the rear aspect. Door to:



Garden Room

14'7" x 6'3" (4.466 x 1.922)

Double glazed windows on three aspects including sliding patio doors to the rear garden.

Wood effect laminate flooring. Radiator. Two wall light points. Door to the front aspect.



Bedroom One

11'0" x 9'11" (3.378 x 3.039)

Well lit by double glazed sliding patio doors to the rear garden. Radiator. TV point. Wood effect laminate flooring.



Bedroom Two

12'10" x 10'0" (3.919 x 3.064)

Double glazed window to the side aspect. Radiator. Wooden flooring. TV point. Four double fitted wardrobe cupboards to one wall.



Bedroom Three/Dining Room

13'2" x 7'11" (4.036 x 2.437)

Double glazed window to the front aspect. Radiator. Wooden flooring.

Range of mirror fronted wardrobe cupboards to one wall plus shelving.



Luxury Bath/Shower Room

10'5" x 5'10" (3.178 x 1.787)

Fully tiled walls and floor. Modern white suite.

Large quadrant shower cubicle with hand held and overhead shower units. Spa bath with fully tiled splash surround and hand shower attachment. Wall mounted semi-pedestal wash basin. Low level WC. Chrome heated towel rail. Extractor fan. Shaver point. Two double glazed windows to the rear aspect.



Sunny West Facing Rear Garden

A superbly maintained rear garden which measures approximately 90' x 55'.

Split-level paved patio area immediately to the rear of the building with a remote controlled sun awning over the kitchen window.

Feature 'Bandstand' style pergola. Outside light and tap. Lawn areas. Numerous abundantly stocked flower and shrub beds and borders. Ornamental fish pool with water feature and rockery. Second paved patio area half way down the garden. Gravel area with stepping stone pathway. Gated side pedestrian access to the front garden. Wooden archway with various climbing plants leads to the rear part of the garden.

In this area which is paved and put to hardstanding is room to park at least two cars off-road. Rear access to this area is via double opening gates at the end of Nelson Road.



Further Photos Of Rear Garden



Rear Access To Property & Garage/Studio



Detached Garage/Studio

A previous owner converted the garage to a small music studio and this building could be put to a number of different uses or converted back to a garage as the original garage doors are still in situ.

The two rooms are described below.



Playroom/Storage

13'0" x 7'2" (3.982 x 2.209)

Double glazed window. Light and power connected. Ceramic tiled floor. Door to the garden. Door to:



Cloakroom

7'3" x 2'7" (2.214 x 0.807)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Ceramic tiled floor. Extractor fan.

Front Garden

A good sized garden which measures approximately 55' x 30'.

Extensive block-paved driveway with parking for at least four cars.

Well stocked flower and shrub borders. Five bar gate. Hedge to the front and one side boundary. Fencing to the other side boundary.

LOCAL INFORMATION

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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.

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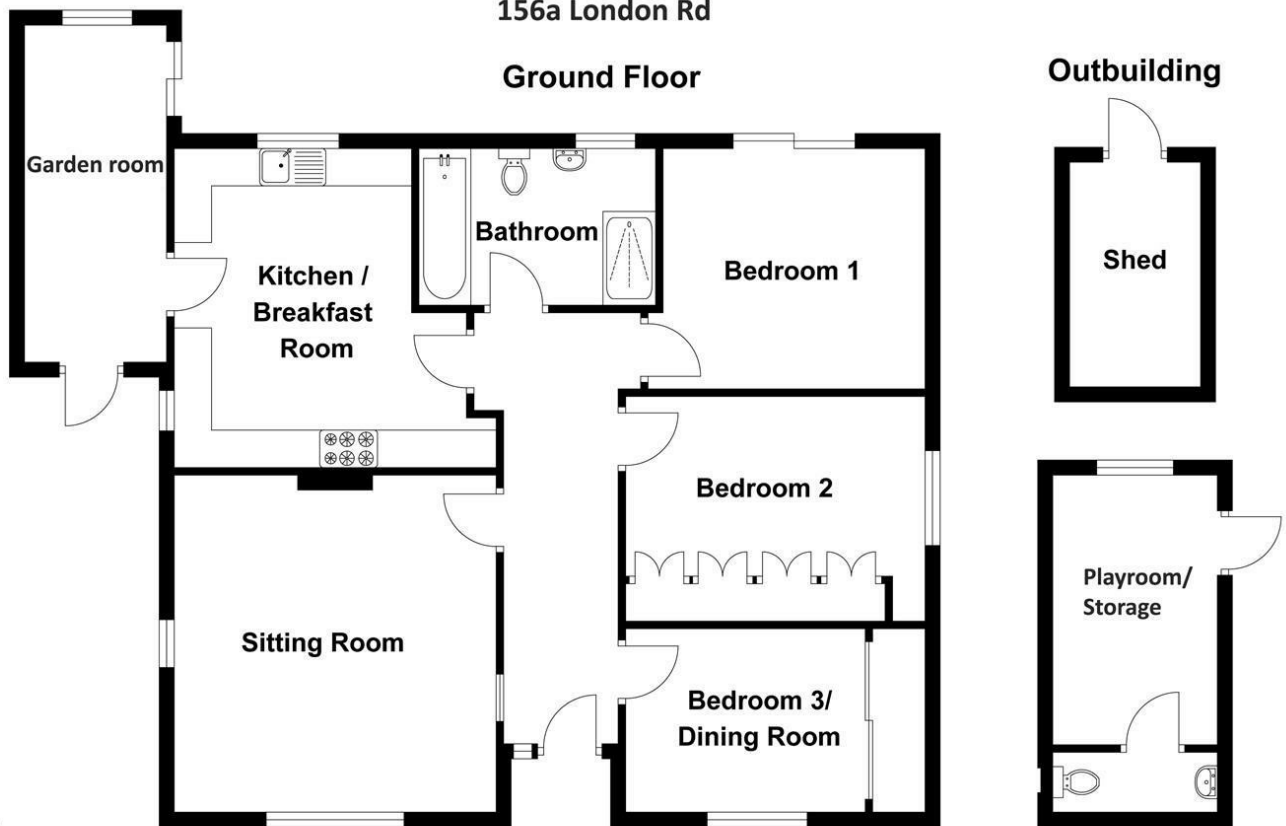
Disclaimer

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.

156a London Rd

Ground Floor



**APPROX GROSS INTERNAL FLOOR AREA 96.10 SQM (1034.41 SQFT)
(EXCLUDING OUTBUILDING)**

OUTBUILDING AREA 15.10 SQM (162.53 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE