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Independent Estate Agents and Valuers



61, The Meadows, Bishop's Stortford, Hertfordshire, CM23 4HD

Guide price £379,995

MODERN TWO DOUBLE BEDROOM HOME WITH A LARGE END PLOT, SOUTH FACING GARDEN AND PLANNING PERMISSION TO CREATE A FOUR BEDROOM HOME.

This well presented home offers modern and bright accommodation arranged over two levels. On the ground floor there is a fitted kitchen with an integrated electric oven, hob and extractor, and a spacious living/dining room with a South facing aspect and double sliding doors to the rear garden. On the first floor there are two double bedrooms and a bathroom.

Outside, to the side of the property there is driveway parking for two/three cars, a large front garden and a South facing rear garden.

The house is located in a sought after road and is within a short walk of the Thorley Park Neighbourhood Centre which has; Sainsburys supermarket, newsagents/post office, Chinese restaurant, chemists, doctors, dentists, petrol station with shop, cafe and Busy Bees day nursery.

There are several well regarded primary schools within walking distance and Bishop's Stortford High School has recently relocated to a site close by. The town centre with mainline railway station is just over a mile away.

The EPC Rating is D. The Council Tax Band is C

Entrance Hall

With stairs to first floor and openings to the kitchen and living/dining room. Radiator and under stairs storage cupboard.

Modern Fitted Kitchen

11'5" x 6'0" (3.49m x 1.84m)

Refitted by the current owners with fitted wall and base units, double glazed window to the front, integrated electric oven with electric hob and extractor over, space for washing machine and space for tall fridge/freezer.



Living/Dining Room

13'6" x 12'4" (4.14m x 3.78m)

Spacious and bright room with South facing aspect, double glazed sliding doors to the rear garden and space for dining table.



First Floor Landing

Double glazed window to the side. Access to the loft space.

Bedroom 1

12'5" max (into wardrobes) x 9'6" (3.80m max (into wardrobes) x 2.92m)

Double bedroom with double glazed window to the rear and radiator.



Bedroom 2

12'5" max x 9'0" max (3.80m max x 2.75m max)

Double bedroom with double glazed window to the front, radiator and airing cupboard housing a wall mounted gas fired boiler.



Bathroom

6'5" x 5'11" (1.96m x 1.81m)

With bath, vanity unit with basin, heated towel rail and WC.



Rear Garden

South facing rear garden with a patio, lawn and a further private area of decking at the base. There is gated side access to the driveway parking.



Driveway Parking & Front Garden

There is currently driveway parking for two or three cars to the side of the property. There is also a large front garden which could easily provide a further two parking spaces if required.

Planning Permission

Planning Reference 3/23/0845/HH - The current owners have obtained planning permission for a single storey rear and two storey side extension. The plans create a four bedroom property with additional reception rooms on the ground floor. The large front garden will become driveway parking for two vehicles when the extension works are complete.

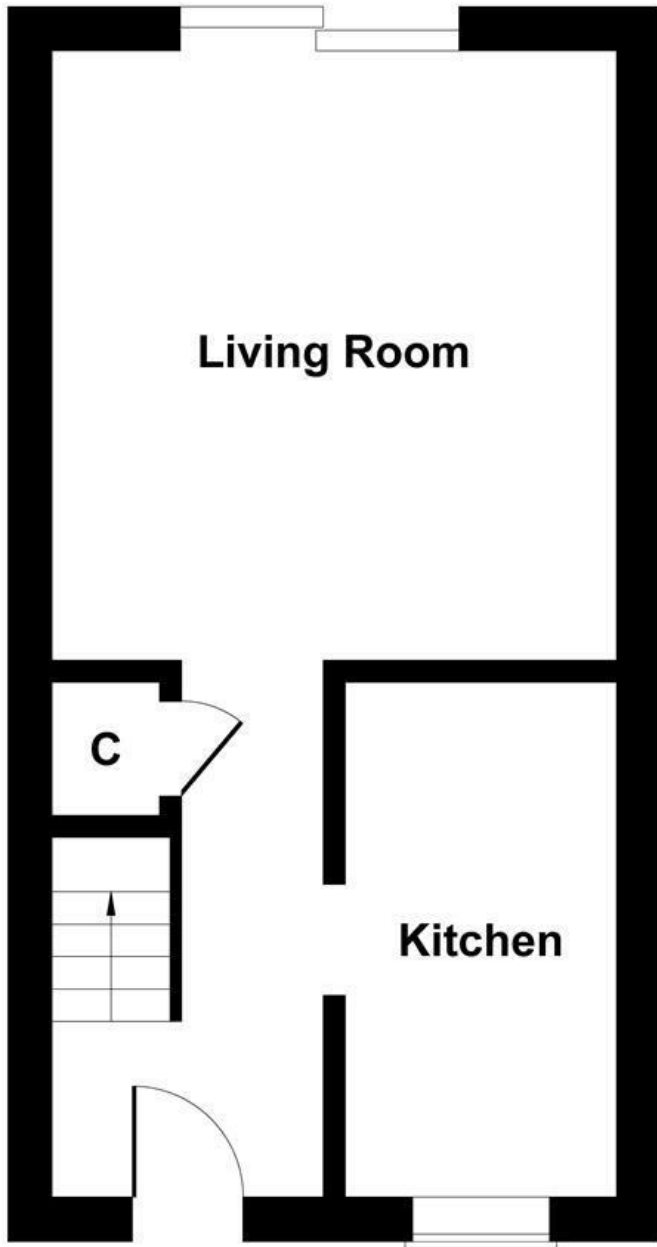
Disclaimer

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.

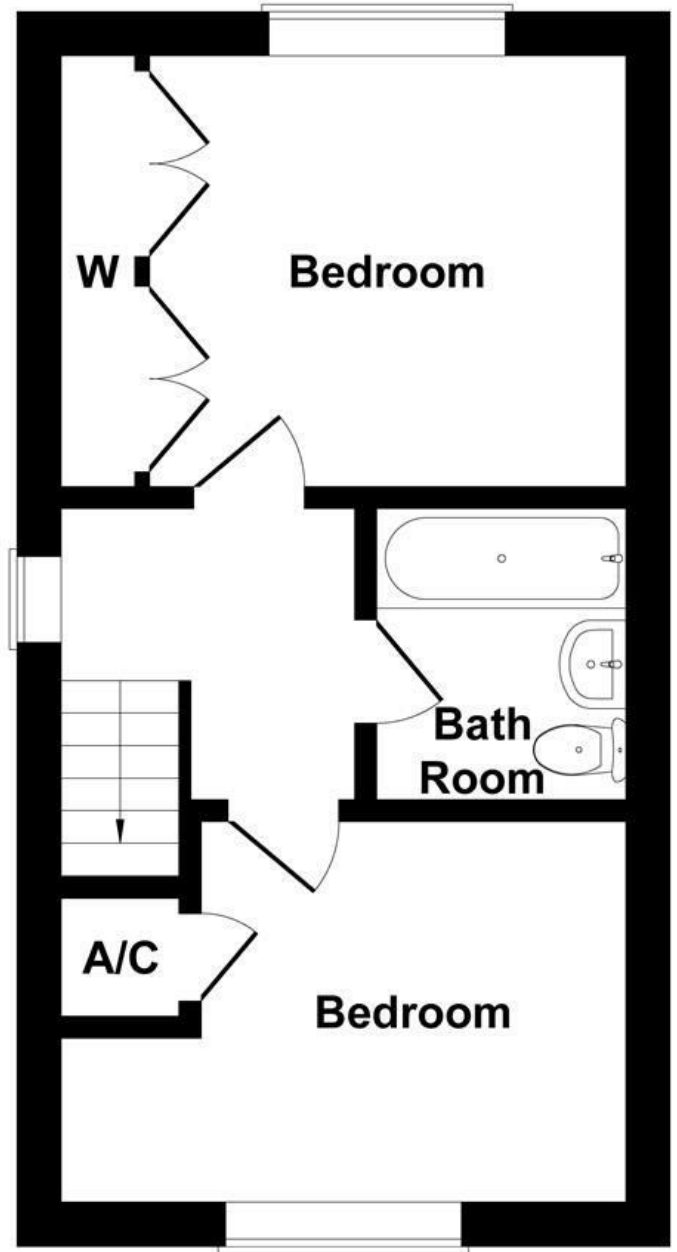
LOCAL INFORMATION

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
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.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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