

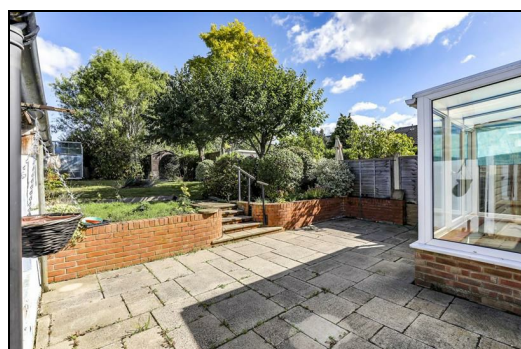
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Herts CM23 2JU

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*Independent Estate Agents and Valuers*



## **32, Cannons Close, Bishop's Stortford, Herts, CM23 2BQ**

**Guide price £439,500**

TWO DOUBLE BEDROOM BUNGALOW IN A QUIET AND CONVENIENT TOWN LOCATION, WITH A 60FT REAR GARDEN.

Offered for sale with NO ONWARD CHAIN, this semi-detached bungalow occupies a generous plot and offers bright accommodation including a fitted kitchen, sitting room with gas fire, conservatory, two double bedrooms and a bathroom. The property benefits from gas central heating with a modern Vaillant boiler and double glazed windows and doors throughout.

To the front of the property there is a block paved driveway and a spacious front garden. The driveway runs along the side of the property and there are double gates securing the side access. Beyond the gates there is a single garage and a rear garden which measures approximately 60ft x 30ft. The rear garden is not overlooked and the mature trees and hedging to the boundaries provide seclusion.

Cannons Close is a sought after road of established houses and bungalows. It is within walking distance of the the town centre and is not far from open parkland at Grange Paddocks where you can walk into town alongside the River Stort.

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

### Entrance Hall

Double glazed front door leading to hall with doors to all rooms, radiator, fitted storage cupboard, further cupboard housing electric and gas meters, loft access with retractable ladder - loft is part boarded.

### Kitchen

11'10" x 9'11" (3.62m x 3.04m)

Spacious kitchen with fitted wall and base units, integrated cooker with gas hob and extractor over, integrated fridge/freezer (new in 2022), space for washing machine, double glazed windows to the rear and door to the side, cupboard with wall mounted Vaillant gas fired boiler and cupboard with hot water cylinder.



### Sitting Room

12'9" max x 12'5" (3.89m max x 3.79m)

Pleasant room with feature gas fire and sliding doors opening onto the conservatory.



### Conservatory

9'5" x 7'2" (2.88m x 2.19m)

Bright room with large double glazed windows providing excellent views over the rear garden, double glazed door to the side.





### Bedroom 1

12'2" (into bay) x 9'9" (3.72m (into bay) x 2.99m)  
Double bedroom with double glazed bay window to the front, built in wardrobe and radiator.



### Bedroom 2

11'9" x 9'4" (3.60m x 2.85m)  
Double bedroom with double glazed window to the front, radiator and fitted corner shelf.



### Bathroom

7'10" x 6'9" max (2.39m x 2.08m max)  
Double glazed window to the side, bath, basin WC and radiator.



### Front

There is a spacious garden which is mostly laid to lawn and a block paved driveway which runs along the side of the bungalow to the single garage.

### Side

There are double gates securing the side access to the property.



### Rear Garden

65' x 30' (19.81m x 9.14m)  
Pretty and established rear garden which is not overlooked. There is a spacious patio which then leads onto an area of lawn with neat flower beds and mature trees and hedging to the boundaries. There is a greenhouse and shed at the base of the garden.

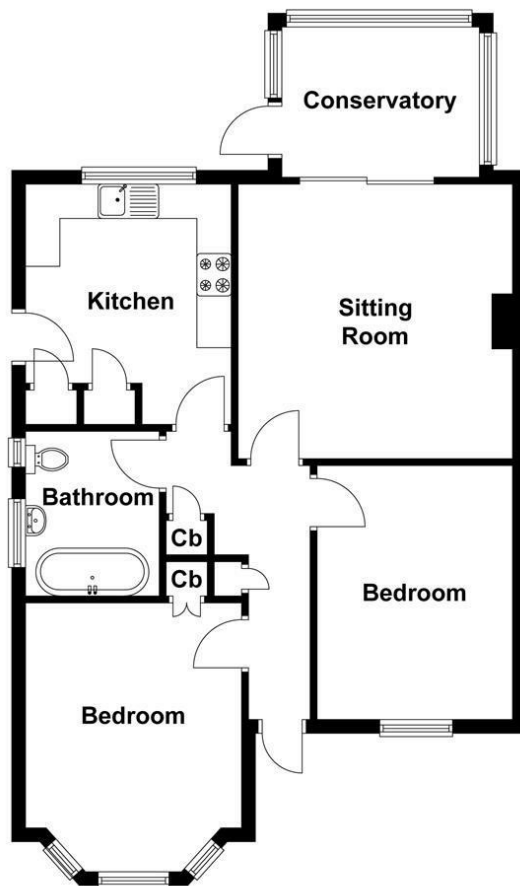
**Disclaimer**

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**

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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.



**APPROX GROSS INTERNAL FLOOR AREA 68.20 SQM (734.09 SQFT)**

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