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Established 1986

Independent Estate Agents and Valuers



41, Kingsbridge Road, Bishop's Stortford, Herts, CM23 2AE

Guide price £475,000

REFURBISHED SEMI-DETACHED BUNGALOW IN A QUIET LOCATION CLOSE TO THE TOWN CENTRE.

This very well presented bungalow is located close to regular bus routes and is within a short walk of the town park and the shops/restaurants in the town centre. The accommodation consists of a large open plan living area which includes a fitted kitchen and spacious sitting area. There is a further room which is used as a dining area and this overlooks the garden. Towards the front of the property there are two bedrooms and a bathroom. The main bedroom benefits from an extensive range of fitted wardrobes. The garage has been converted and now offers additional accommodation with power, light and double glazed windows and doors.

Outside, there is driveway parking for three cars and a wide paved area to the side which could be utilised as a further secluded seating area or BBQ area. There is a sunny and low maintenance garden to the rear which has a patio, various seating areas and artificial lawn.

The council tax band is D. The EPC Rating is C.

Entrance Hall

With door opening into;

Large Open Plan Living Area

20'8" max x 14'0" max (6.32m max x 4.29m max)

Fitted kitchen with base units and integrated electric oven with gas hob over. There is a pantry cupboard, additional storage cupboard and space for fridge, washing machine and dishwasher. There is a double glazed window to the side and the kitchen flows nicely into the sitting area. Opening through to;



Dining Room

15'7" x 8'7" (4.77m x 2.63m)

Bright and airy reception room with double glazed windows and doors opening out onto the rear garden and a door leading to the driveway which runs along the side of the property.



Inner Hall

With doors to the bedrooms and bathroom.

Bedroom 1

10'2" x 12'2" (3.10m x 3.73m)

Double bedroom with double glazed window to the front and wall to wall fitted wardrobes.



Bedroom 2

8'10" x 8'8" (2.70m x 2.65m)

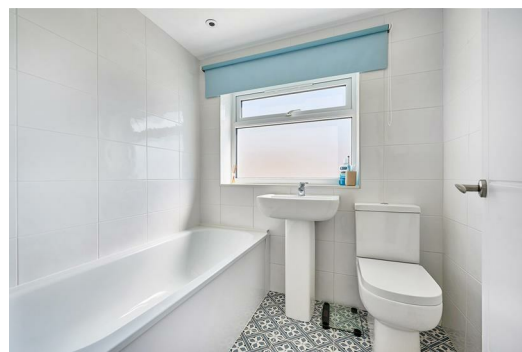
With double glazed window to the front.



Bathroom

6'3" x 5'4" (1.91 x 1.65)

With double glazed window to the side, bath, basin and WC.



Office/Studio

15'0" x 7'3" (4.59m x 2.21m)

Ideal work from home space or gym, power and light connected, door to the front, double doors and window to the side.

Front

Large driveway providing off street parking for three cars. Wide and paved secluded area to the side of the property currently used as storage but could be utilised as an additional seating or BBQ area.



Rear Garden

Sunny and low maintenance rear garden with patio leading on to artificial lawn and paved seating areas.



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.

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.



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