

FREEHOLD



House - Detached (EPC Rating: C)

TAILORS
BISHOP'S STORTFORD
CM23 4FQ
Price Guide
£700,000

- IMMACULATELY PRESENTED
- DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOUBLE GARAGE
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



3



C

4 Bedroom House - Detached located in BISHOP'S STORTFORD

Being sold with NO ONWARD CHAIN, an immaculately presented 4 bedroom 2 bathroom detached family home situated in a small residential cul-de-sac on the ever popular and highly regarded St Michael's Mead development,. The generous and well-proportioned accommodation comprises lounge, dining room, study, cloakroom, kitchen/breakfast room and utility room. Upstairs there are four bedrooms and two bathrooms one being an en suite to the master. Outside the property enjoys an attractive and secluded landscaped rear garden, block paved driveway affording off street parking and a double garage. Additional features include UPVC double glazing and gas central heating throughout and galleried landing.

SITUATION

St. Michael's Mead is located on the western outskirts of Bishop's Stortford and is surrounded by areas of open space and country parkland with a lake. There is a community centre, a nursery and the property sits within the catchment area of the highly regarded Manor Fields jmi school. The area has a comprehensive network of footpaths and bridleways and the residential areas have traffic calming measures. The busy market town of Bishop's Stortford is within walking distance and offers an excellent range of shops, amenities and good schooling for all ages. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25 orbital motorway.

GROUND FLOOR

COVERED PORCH

Courtesy lighting, UPVC front door with obscure glazed panels leading to:

ENTRANCE HALL

Frosted glazed windows to front aspect, stairs rising to first floor, radiator, laminate flooring, doors leading to:-

LOUNGE

16'0" x 13'5"

Feature marble fireplace incorporating a living flame coal effect gas fire, concealed radiator to side, TV point, double glazed window to side aspect, double glazed sliding door leading to patio, coving to the ceiling, further radiator.

DINING ROOM

11'7" x 9'11"

Concealed radiator, dado rail, double glazed sliding doors leading to patio, coving to the ceiling.

STUDY

9'7" x 8'9"

Radiator, double glazed window into bay, telephone point, T.V point, coving to the ceiling.

CLOAKROOM

Pedestal wash hand basin, low level WC, half tiled walls, laminate flooring, extractor fan, radiator.

KITCHEN/BREAKFAST ROOM

11'7" x 11'0"

Fitted with a range of base mounted units with roll top work surfaces over, incorporating one and a quarter stainless steel sink with mixer tap over, four ring gas hob with concealed extractor fan over, fitted double oven, integrated dishwasher, integrated fridge and freezer, tiled splashbacks, matching eye level fitted units, double glazed window to rear aspect overlooking garden, radiator, recessed spot lighting, coving to the ceiling, tiled flooring, door leading to:-

UTILITY ROOM

Base mounted fitted units with roll top work surfaces over incorporating stainless steel sink unit with mixer tap and drinking water tap over, space and plumbing for washing machine and dryer, matching eye level fitted units, tiled splash backs, UPVC double glazed panel door leading to side access, frosted window to side aspect, radiator, tiled flooring.

FIRST FLOOR

GALLERIED LANDING

Radiator, dual double glazed windows to front aspect, airing cupboard housing water cylinder and shelving over, coving to the ceiling, doors leading to:-

MASTER BEDROOM

12'0" x 10'4"

Double glazed windows into bay with radiator below, fitted wardrobes to one wall, coving to the ceiling, T.V. And telephone points, door leading to:-

ENSUITE SHOWER ROOM

Comprising: Shower cubicle, pedestal wash hand basin, fitted mirror, low level WC, fitted cabinet, shaver point, radiator, double glazed obscure window to rear aspect, extractor fan, recessed spot lighting, tiled walls and floors.

BEDROOM 2

11'8" x 9'10"

Double glazed window to rear aspect, radiator, coving to the ceiling, fitted wardrobes

BEDROOM 3

11'8" x 9'3"

Radiator, double glazed window to rear aspect.

BEDROOM 4

11'8" x 9'3"

Radiator, double glazed window to rear aspect, T.V. And telephone points, fitted book shelves to one wall.

BATHROOM

Fitted with a three piece suite comprising: Panel enclosed bath with mixer tap over, shower attachment fitted to sliding arm, fitted curtain and shower rail, pedestal wash hand basin, low level WC, radiator, fully tiled walls, frosted double glazed window to side aspect, extractor fan.

OUTSIDE

To the front there is a block paved driveway affording off street parking for 2/3 cars leading to the double garage. Side pedestrian access leads to an attractive landscaped rear garden which benefits from a patio area with a rockery and fish pond feature, the remainder is mainly laid to lawn, a pergola to the rear with patio area, bordered by shrub and mature tree and enclosed by timber panel fencing, outside tap.



GARAGE

19'0" x 17'2"

Dual up-and-over doors, shelving to one wall, wall mounted boiler, window to side aspect, power and light connected, courtesy door to side access and rear garden.

LOCAL AUTHORITY

East Herts District Council

Tax band: F

£3,036.10

DIRECTIONS

From our office turn left at the second set of traffic lights into the Causeway, go straight over the next three roundabouts and then turn left into Bells Hill, proceed to the top of the Gt Hadham Road at the bypass roundabout turn left, at the next roundabout turn left into Mercers Avenue, take the first turning on the left into The Carpenters and then the fourth turning on the left into Tailors and take the first turning on the right and bear round to the right and the property can be found on the left hand side

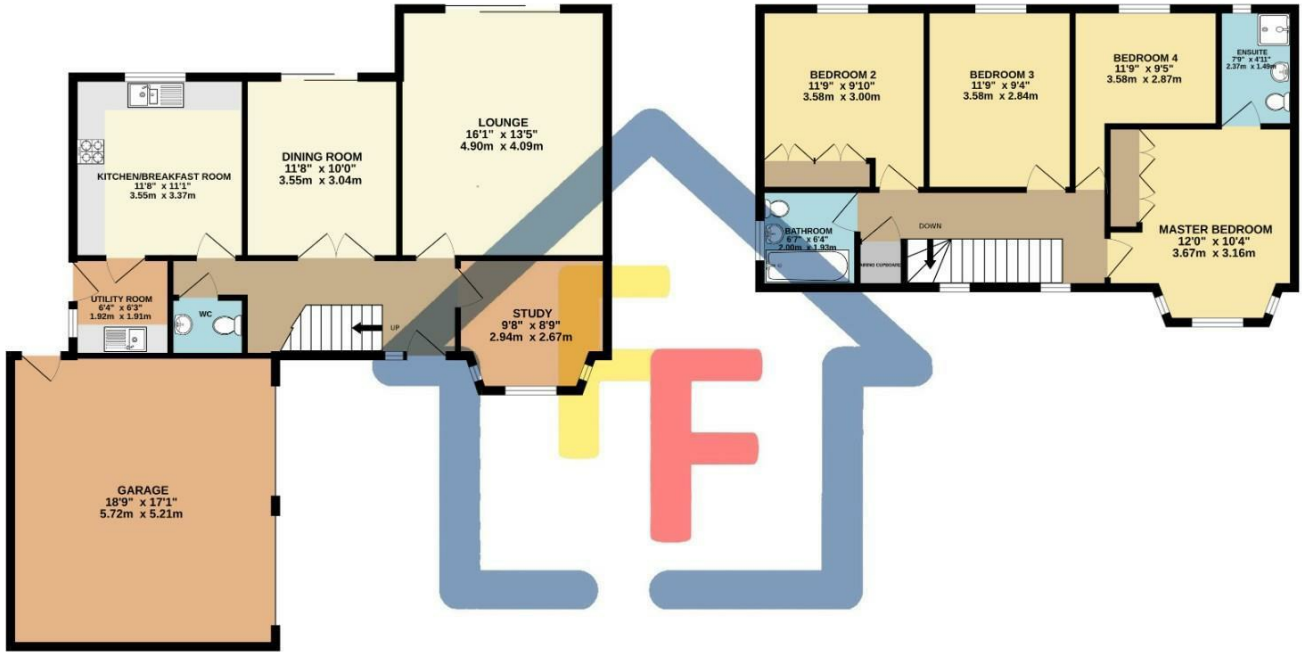
AGENT'S NOTE

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

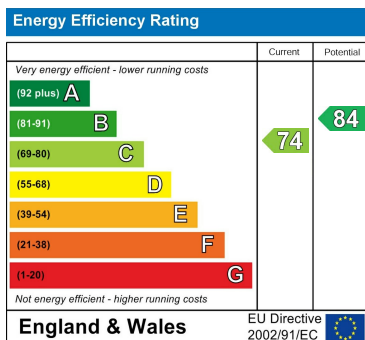


TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.