

FREEHOLD



House - Semi-Detached (EPC Rating: B)

SANDFORD DRIVE
BISHOP'S STORTFORD
CM23 2WJ
Price Guide
£490,000

- BEAUTIFULLY PRESENTED
- HIGH SPEC SEMI DETACHED
- 3 BEDROOMS
- LOUNGE
- FULLY FITTED KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- ENSUITE SHOWER ROOM TO THE MASTER
- GARAGE
- 45' GARDEN LAID WITH ARTIFICIAL GRASS.



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



1



B

3 Bedroom House - Semi-Detached located in Bishop's Stortford

Beautifully presented throughout a 5 year old 3 bedroom 2 bathroom semi-detached family home situated on the very popular Stortford Fields development. Benefitting from a modern high spec throughout, the accommodation comprises entrance porch, lounge, inner lobby, cloakroom, fully fitted kitchen/diner. Whilst upstairs there are three bedrooms and two bathrooms, one being the ensuite to the master. Outside to the front there is a driveway leading to the single garage affording off street parking for two cars. A side gate allows pedestrian access to the rear garden laid with artificial grass and a tiled patio entertainment area, all with a timber fence surround. Additional features include gas central heating, UPVC double glazed windows and doors and 5 years remaining on the NHBC building guarantee.

LOCATION

Stortford Fields is a newly constructed residential development on the North West corner of Bishop's Stortford with a brand new Primary School, Sandford Drive is within walking distance of Bishop's Stortford town centre, as well as a nearby Tesco, doctors' surgery and pharmacy as well as local primary schools. The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station providing connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25.

GROUND FLOOR

PORCH

Courtesy light, composite front door leading to:

ENTRANCE LOBBY

Cloaks area, door leading to:

LOUNGE

10'3" x 15'8"

UPVC double glazed windows to the front aspect, wood laminate flooring, TV & telephone points, radiators, door to:

INNER LOBBY

Stairs to first floor, doors off to:

CLOAKROOM

Low flush WC, wash hand basin with fitted vanity unit under, tiled splash back, tiled flooring, extractor fan, radiator.

KITCHEN/DINER

7'10" x 19'00"

KITCHEN AREA: 2.19 X 2.69

Fitted with a full range of base and eye level units with complimentary work tops and upstands, ceramic sink with pull out kitchen tap, soft closing drawers and doors, integrated washing machine, dishwasher and fridge/freezer, LED plinth lighting, built in electric oven with gas hob and chimney style extractor over, UPVC double glazed window to the rear aspect, tiled flooring, cupboard housing combi gas boiler, inset ceiling

spots.

DINING AREA: 2.19 X 3.06

TV point, radiator, understairs cupboard, tiled floor, inset ceiling spots, UPVC double glazed patio doors to the garden.

FIRST FLOOR

LANDING

Access to insulated loft space, airing cupboard, radiator, UPVC double glazed window to the side aspect, doors off to:

BEDROOM 1

19'5" x 8'9"

2 x UPVC window to the front aspects, radiator, door to:

EN SUITE SHOWER ROOM

Walk in shower cubicle with tiled surround, low flush WC, wash hand basin with fitted vanity unit under, tiled splash back, radiator, extractor fan, UPVC frosted double glazed window to the side aspect, inset spots, tiled floor.

BEDROOM 2

8'11 x 11'5

TV point, UPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

9'10" x 7'3"

UPVC double glazed window to the front aspect, radiator.

BATHROOM

Bath with tiled surround, wash hand basin with fitted vanity unit under, low flush WC, radiator, tiled floor, extractor fan, inset spots.

OUTSIDE

GARDENS

A side gate allows pedestrian access to the 45' rear garden laid with artificial grass and with a tiled patio area all with a timber fence surround.



GARAGE

16'5" x 7'8"

Up and over door, power and light connected and two car parking off street spaces in front.

ESTATE CHARGES

There is an approximate annual charge of £300 for the upkeep of the development.

LOCAL AUTHORITY

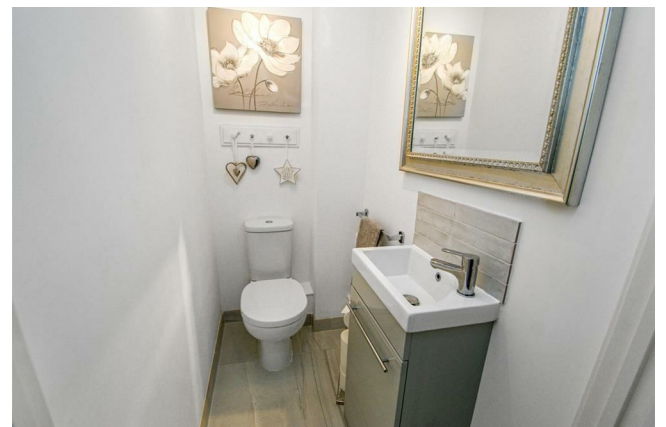
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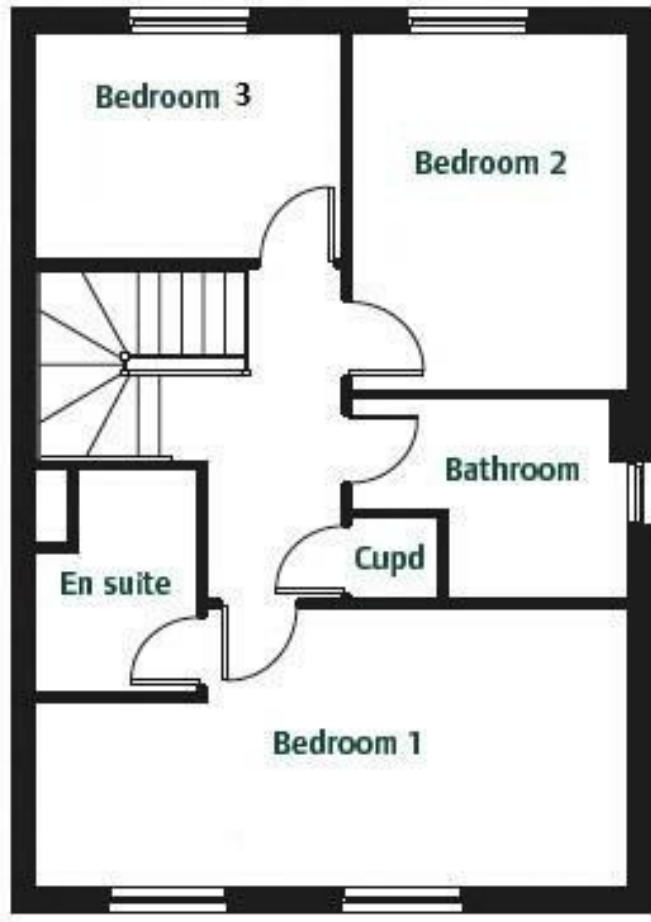
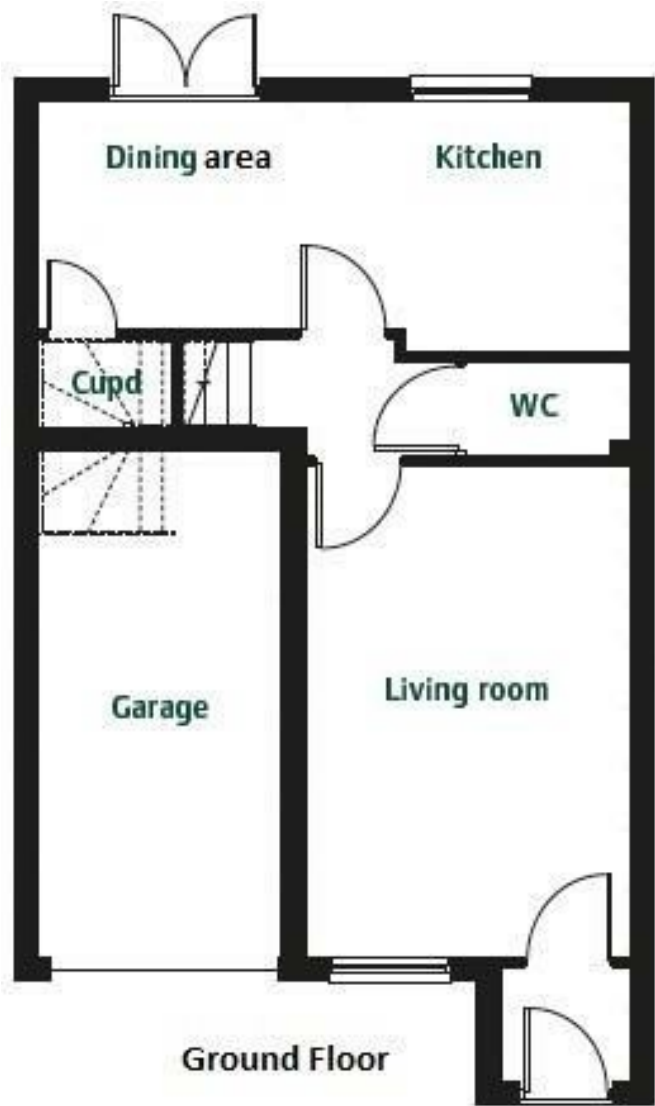
Tax Band: D

£1931.41 p.a.

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.

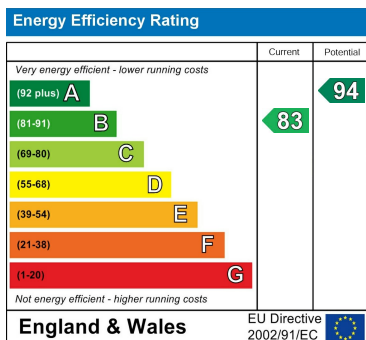




Council Tax Band

D

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.