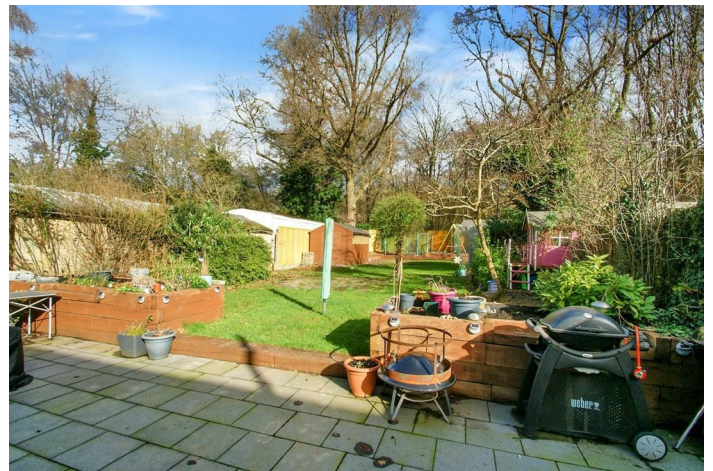


FREEHOLD



House - Semi-Detached (EPC Rating: D)

CRANWELL GARDENS
BISHOP'S STORTFORD
CM23 5DP
Price Guide
£675,000

- 5 BEDROOMS
- 2 BATHROOMS
- SEMI-DETACHED
- LOUNGE
- OPEN PLAN KITCHEN/BREAKFAST ROOM/FAMILY ROOM/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- GARAGE
- 120' REAR GARDEN
- BACKING DIRECTLY ONTO WOODS



Fordyce Furnivall
Residential Sales & Letting Agents



5



2



2



D

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

A spacious and well presented 4/5 bedroom extended semi detached family home with direct access to Birchanger Woods located in the popular residential Parsonage Lane area within easy walking distance to local shops, schools, the town centre and mainline railway station. The accommodation comprises entrance porch, entrance hall, lounge, open plan luxury kitchen/diner/family room, utility room and shower room, whilst on the first floor there are four bedrooms, bedroom 5/study and family bathroom. To the front of the property is a block paved driveway affording off street parking for two vehicles leading to the integral garage. The front garden is laid to lawn with mature shrub and flower borders. The 120ft rear garden, which backs onto Birchanger Woods, is laid mainly to lawn, Granite patio, Oak framed raised flower beds, mature shrubs and borders, 2 x timber built sheds. Additional benefits include cavity wall insulation, double glazing and gas central heating throughout.

LOCATION

Situated in the Parsonage Lane area of Bishop's Stortford within walking distance of good local Primary and Secondary schools and to a local parade shops including a butchers, supermarket, bakers, off licence, bookmakers, pharmacy and fish n chip shop. Only a short drive away is the market town of Bishop's Stortford offering further shopping facilities plus there is a wide range of recreational activities including local restaurants to suite all tastes, wine bars, local gym and cinema plus the mainline station serves London Liverpool Street, Cambridge and Stansted Airport. There is nearby access for the M11 and M25 motorways giving an easy onward journey to London or the north.

GROUND FLOOR

OVERHANGING PORCH

Courtesy light, composite front door with glazed panels through to:

ENTRANCE HALL

Stairs to the first floor with cupboard under, covered radiator, laminate flooring, doors off to:

LOUNGE

13'4" x 11'9"

Feature fireplace with wood surround and mantle, radiator, ceiling coving, TV point, window to the front aspect.

OPEN PLAN KITCHEN/BREAKFAST ROOM

18'10" x 9'4"

Fitted with base and eye level units with complementary work top surfaces over, insert 1 1/4 stainless steel sink with mono bloc tap and glass splash back, 2 x AEG ovens, Zanussi ceramic hob with Baumatic extractor over, integrated dishwasher, plumbed in Samsung American style fridge/freezer, breakfast bar with polished Quartz work surface, French doors opening onto the rear patio.

FAMILY ROOM/DINING ROOM

19'0" x 9'10"

Bi-folding doors onto the rear garden, laminate flooring, inset ceilings lights, 2 x Velux windows, T.V. point.

UTILITY ROOM

Butler sink, space and plumbing for washing machine and tumble dryer, extractor fan, door to garage, door to:

SHOWER ROOM

Shower cubicle, pedestal wash hand basin with tiled splash back, low flush WC, extractor FAN.

FIRST FLOOR

LANDING

Access to the insulated and boarded loft space, power and light connected, doors off to

BEDROOM 1

11'9" x 11'5"

Window to the front aspect, T.V. point, ceiling coving, airing cupboard housing hot water cylinder.

BEDROOM 2

11'5" x 9'4"

Window to the rear aspect, radiator, ceiling coving

BEDROOM 3

12'1" x 7'3"

Window to the front aspect, radiator.

BEDROOM 4

8'8" x 8'8"

Window to the front aspect, radiator. ceiling coving.

BEDROOM 5/STUDY

8'3" x 7'4"

Window to the rear aspect, electric radiator

BATHROOM

Bath with rainfall shower over, low flush WC, rectangular wash hand basin with vanity unit under, chrome heated towel rail, full tiled floor and walls, 2 x frosted windows to the rear aspect, underfloor heating and a powered bathroom cabinet (lighting and shaver point integrated).

OUTSIDE

GARAGE

17'2" x 8'4"

Up and over door, power and light connected, rear personal door to the utility room.



GARDENS

To the front of the property is a driveway affording off street parking for two vehicles leading to the single garage. The front garden is laid to lawn with mature shrub and flower borders. The 120ft rear garden, which backs onto Birchanger Woods, is laid mainly to lawn, Granite patio, Oak framed raised flower beds, mature shrubs and borders 2 x timber built sheds.

LOCAL AUTHORITY

East Herts District Council

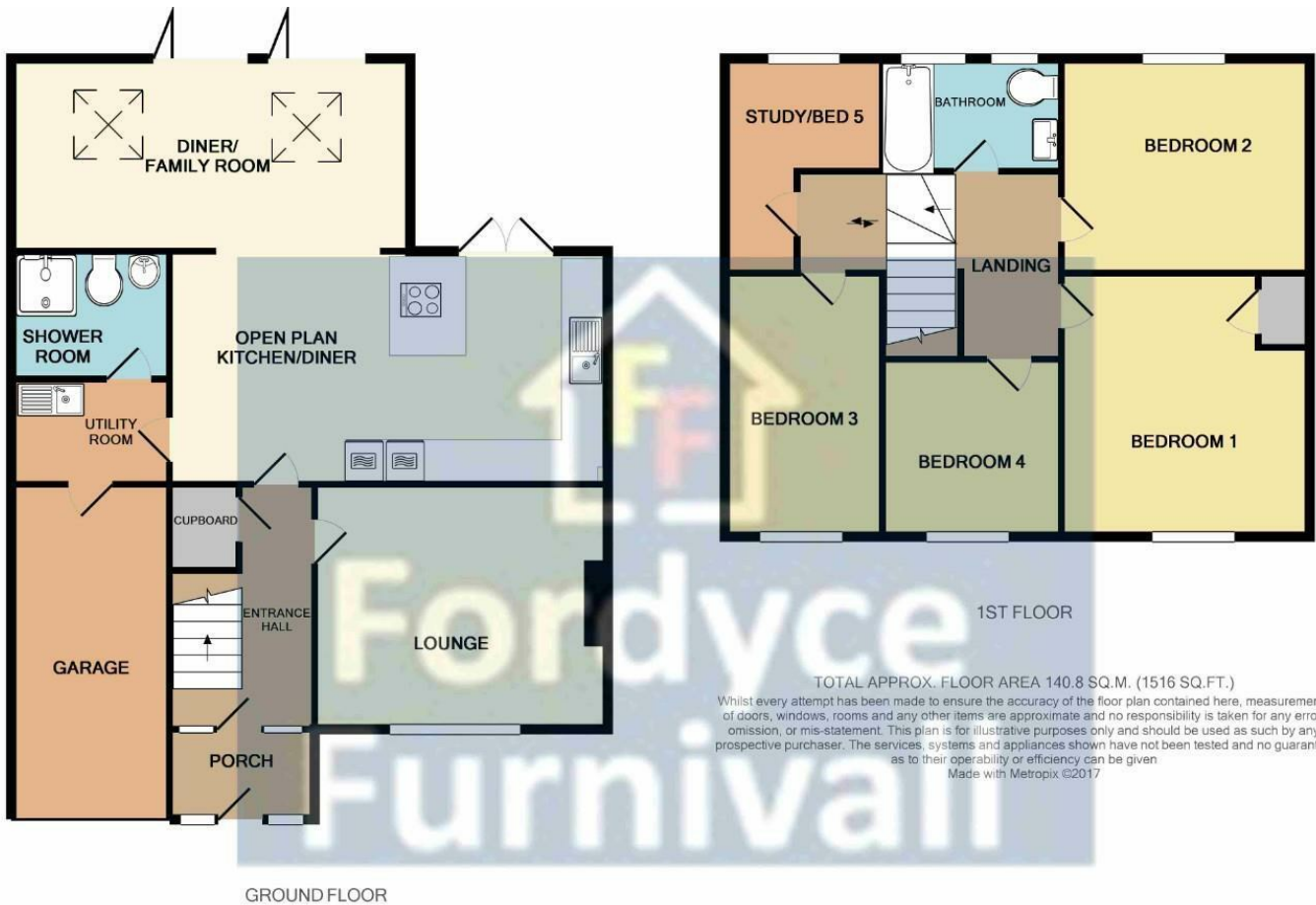
Tax Band:

£2,569.01 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.

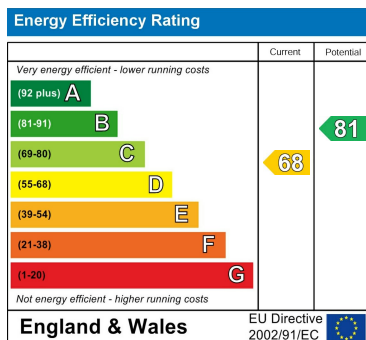




Council Tax Band

E

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.