

FREEHOLD



House - Detached (EPC Rating: D)

THORLEY PARK ROAD
BISHOP'S STORTFORD
CM23 3NG
Price Guide
£800,000

- 1930'S DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- MUCH IMPROVED
- 4 BEDROOMS
- 2 BATHROOMS
- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN
- GARDEN ROOM/SUMMER HOUSE



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



3



D

4 Bedroom House - Detached located in BISHOP'S STORTFORD

Superbly presented throughout an extended 1930's 4 bedroom, detached family home with potential to extend further (STPP) situated in a sought after tree lined residential street, conveniently located near to local schools, the town and within walking distance of the mainline railway station. Much improved by the current owners, the spacious accommodation comprises enclosed entrance porch, lounge, dining room, conservatory, kitchen, utility room, downstairs cloakroom, whilst upstairs there are 4 bedrooms and 2 bathrooms one being an ensuite shower room. To the front of the property electric gates lead to the driveway which provides off-street parking for three to four vehicles and access to the integral garage. The 60' south east facing rear garden is laid mainly to lawn with a patio area, pathway leading to an impressive high quality built wooden framed summer house/garden room featuring underfloor heating bi-fold doors, shower room, kitchenette and lounge/bedroom. Additional features include gas central heating (brand new boiler) and double glazed windows with bespoke Plantation shutters.

LOCATION

Thorley Park Road is a very convenient and sought-after location, within a very short walking distance are three outstanding schools, Thorley Hill Primary School, Richard Whittington Primary School, and Boys High Secondary School plus a number of independent shops including a Tesco Express store. Nearby is the charming market town of Bishop's Stortford which provides excellent shopping and sporting facilities with two leisure centres plus a wide selection of restaurants and bars. 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

PORCH

Courtesy lights, composite front door leading to:

ENTRANCE LOBBY

Tiled flooring, cloaks area, door to:

LIVING ROOM

12'7" x 18'10"

Double glazed bay window to front aspect with shutters, feature fireplace place with ornate surround incorporating inset gas fire, radiator, fitted storage cupboards, stairs to first floor, under stairs storage cupboard, opening to:

DINING ROOM

13'1" x 10'2"

Radiator, bi-folding doors to the conservatory, door to the kitchen

CONSERVATORY

11'5" x 8'4"

Double glazed windows with fitted blinds overlooking the garden, wood flooring, wall mounted heater, double glazed doors leading to the garden.

KITCHEN

13'1" x 8'2"

Range of wall and base units with cupboards and drawers under with complimentary work top surfaces over, tiled splash backs, inset one and a quarter stainless steel sink with mixer tap, tiled flooring, Kenwood built in double oven, ceramic hob with extractor hood over, integrated dishwasher, window to the rear aspect, inset ceiling spots, door to:

UTILITY ROOM

11'11" x 7'0"

Double glazed window to the rear aspect, door to garden, wall cupboards, worktops with counter space for washing machine, tumble dryer, radiator, part tiled walls, tiled flooring, doors to cloakroom and integral garage.

CLOAKROOM

Radiator, low flush WC with concealed cistern, pedestal wash hand basin, inset ceiling spots, extractor, tiled walls and flooring.

FIRST FLOOR

GALLERIED LANDING

Access to loft space, doors off to:

BEDROOM 1

13'4" x 12'2"

Double glazed window to front aspect with shutters, range of fitted wardrobes, radiators, TV point.

BEDROOM 2

12'11" x 10'2"

Double glazed window to rear aspect with shutters, radiator.

BEDROOM 3

9'0" x 8'3"

Double glazed window to rear aspect with shutters, radiator.

BEDROOM 4/GUEST ROOM

Double glazed window to rear aspect with shutters, inset ceiling lights, glazed door to:

ENSUITE SHOWER ROOM

Low flush WC with concealed cistern, wash hand basin with vanity cupboard below, double walk-in shower with rain forest shower head over, under floor heating, chrome heated towel rail.

BATHROOM

Double glazed window to the front aspect with shutters, feature port hole window, low flush WC, pedestal wash hand basin, corner bath, large walk-in shower, heated towel rail, tiled walls, Karndean flooring.

OUTSIDE

GARAGE

18'9" x 7'2"

Electric up and over door, rear door to utility room, power and light connected, unvented pressurised hot water system with brand new combi boiler.

GARDENS

The front of the property offers a single garage and driveway parking for three to four vehicles accessed by electric gates. The 60' south east facing rear garden is well established with a wide range of shrubs and flowerbeds, with a lovely terracotta patio/entertainment area, whilst the remainder is laid to lawn. At the rear of the garden there is an impressive high quality built wooden framed summer house/garden.



GARDEN ROOM/SUMMER HOUSE

26'2" x 9'10"

Featuring underfloor heating bi-fold doors, shower room, kitchenette, lounge/bedroom and storeroom.

LOCAL AUTHORITY

East Herts District Council

Tax Band: E

£2,569.01 p.a.

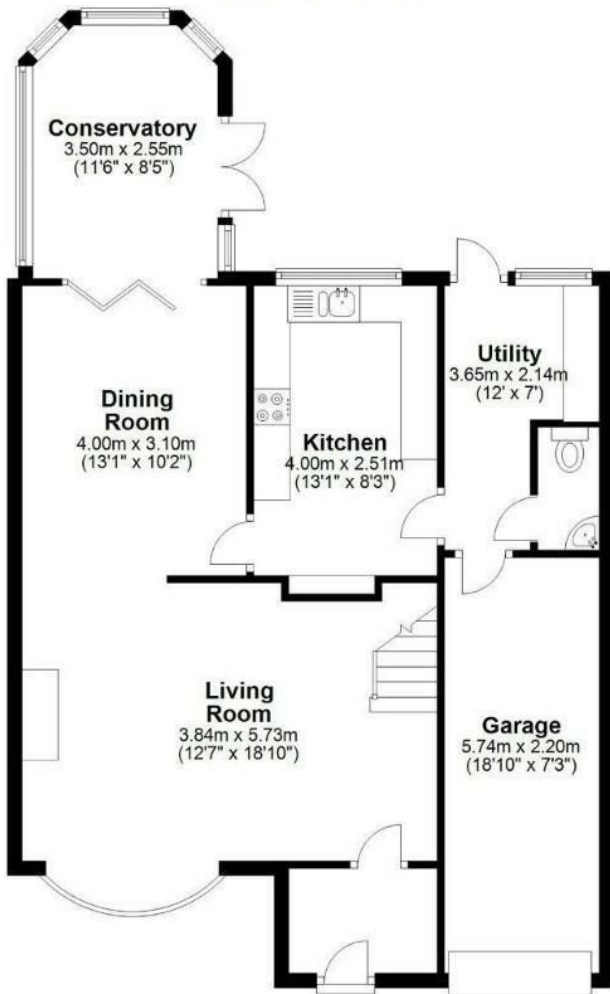
AGENT'S NOTE

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.



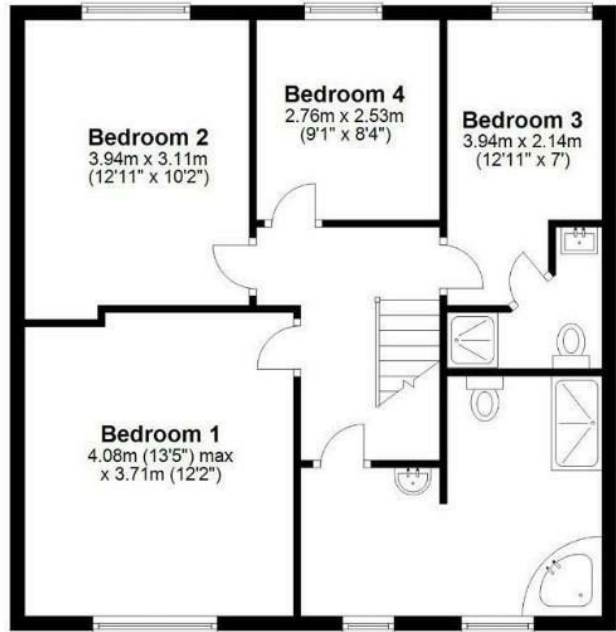
Ground Floor

Main area: approx. 65.3 sq. metres (702.4 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.9 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



Outbuilding

Approx. 29.5 sq. metres (317.6 sq. feet)



Main area: Approx. 160.2 sq. metres (1724.3 sq. feet)

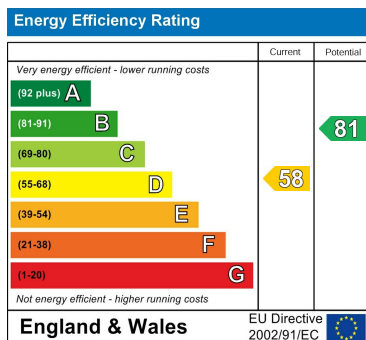
Plus garages, approx. 12.6 sq. metres (135.9 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Council Tax Band

E

Energy Performance Graph



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