

FREEHOLD



House - Semi-Detached (EPC Rating: C)

WENTWORTH DRIVE
BISHOP'S STORTFORD

CM23 2PD
Price Guide

£475,000

- EXTENDED 4 BEDROOM SEMI DEATCHED
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FAMILY BATHROOM
- INTEGRAL GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POTENTIAL TO EXTEND FURTHER



Fordyce Furnivall
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4



1



2



C

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

An extended 4 bedroom semi detached family home with possibilities to extend further (STPP). Located in a sought after established road within walking distance of the Bishop's Stortford station, town centre and schools rated as outstanding by Ofsted. The spacious accommodation comprises enclosed entrance porch, lounge, dining room, kitchen/breakfast room, downstairs cloakroom. Upstairs there are 4 bedrooms and the family bathroom with access to fully boarded loft. Outside there is a block paved driveway affording off street parking for two cars leading to the integral garage (which easily converts to another reception room). A side gate allows pedestrian access to the 40' rear garden laid to lawn with patio area, timber fence surround, garden shed. Additional features include gas central heating and UPVC double glazing throughout.

SITUATION

Within walking distance to both the Thorley Park Neighbourhood Shopping Centre which has a Sainsbury's supermarket and other very useful shops and the busy market town of Bishop's Stortford which offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection, just outside the town offers connections to London and Cambridge and the M25 orbital motorway. London's third International Airport is at Stansted only 10 minutes' drive away.

GROUND FLOOR

PORCH

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

ENTRANCE LOBBY

Window to the side aspect, radiator, door to:

LOUNGE

16'7" x 11'5"

Window to the front aspect, radiator, telephone point door to:

HALLWAY

Stairs to first floor, doors to:

DINING ROOM

11'1" x 11'5"

Ceiling coving, window to the rear aspect, patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM

17'3" x 8'0"

Range of wall and base units with drawers and cupboards under with roll top working surfaces over, tiled splash backs with downlighters, inset one and a quarter stainless steel sink with mixer taps, integrated fridge/freezer, built in Bosch double oven, ceramic hob with extractor hood over, space and plumbing for washing machine and dishwasher, door to the side, widows to both the side and rear aspects.

CLOAKROOM

WC with concealed cistern, wash hand basin with vanity unit under, part tiled walls, frosted window to the side aspect, radiator.

FIRST FLOOR

LANDING

Access to loft space via pull down ladder, doors off to:

BEDROOM 1

12'0" x 10'4"

Window to the front aspect, radiator.

BEDROOM 2

9'10" x 8'11"

Window to the front aspect, radiator.

BEDROOM 3

6'9" x 10'4"

Window to the rear aspect, radiator.

BEDROOM 4

6'9" x 8'11"

Window to the rear aspect, radiator.

BATHROOM

Wash hand basin with vanity unit under with shelving and drawers to the sides, WC with concealed cistern, bath with digital shower over, frosted window to the side aspect, chrome heated towel rail, airing cupboard housing hot water cylinder.

OUTSIDE

GARDEN

Outside there is a block paved driveway affording off street parking for two cars leading to the integral garage (which easily converts to another reception room). A side gate allows pedestrian access to the 40' rear garden laid to lawn with patio area, timber fence surround, garden shed.

GARAGE

18'0" x 8'2"

Up and over door, power and light connected, water softener.



LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2101.91

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

1ST FLOOR

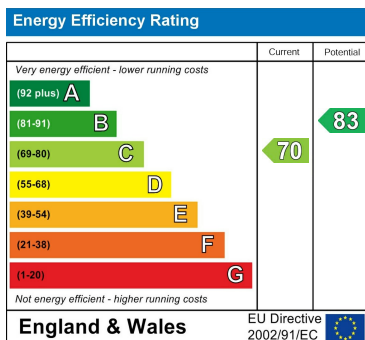


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

D

Energy Performance Graph



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