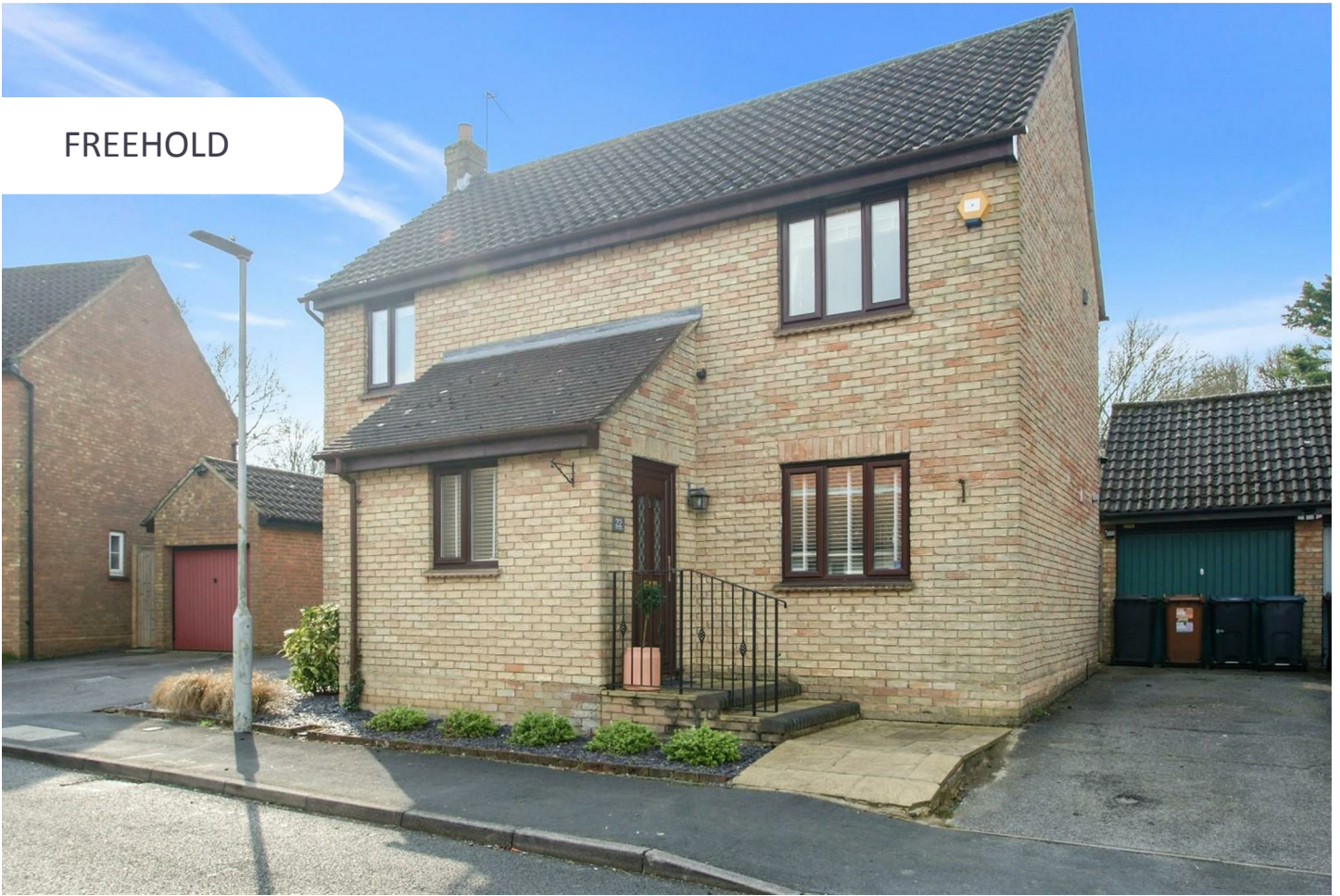


FREEHOLD



House - Detached (EPC Rating: C)

**THE RIDINGS**  
**BISHOP'S STORTFORD**  
**CM23 4EH**  
**Price Guide**  
**£530,000**

- MUCH IMPROVED BY THE CURRENT OWNERS
- 4 BEDROOMS
- DETACHED
- OPEN PLAN FULLY FITTED KITCHEN/DINER
- LOUNGE
- FAMILY ROOM
- CLOAKROOM
- BATHROOM
- GARAGE
- LANDSCAPED GARDEN



**Fordyce Furnivall**  
Residential Sales & Letting Agents



4



1



2



C

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

Much improved by the current owners, an extended 4 bedroom detached family home situated in the very popular Thorley Park residential area close to Sainsburys and local schools and within walking distance to the town centre and railway station. The well presented accommodation comprises, entrance hall, cloakroom, lounge, family room, open plan kitchen/diner, whilst upstairs there are 4 bedrooms and a bathroom. Outside to the front there is a driveway affording off street parking for 2 cars leading to the garage. A side gate allows pedestrian access to the landscaped rear garden laid to lawn with patio area, timber fence surround. Additional features include gas central heating and UPVC double glazing throughout.

## LOCATION

Thorley Park is within walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, hairdressers, take away restaurants and public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance, including multiple shopping facilities and schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

## GROUND FLOOR

### PORCH

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

### ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, window to the front aspect, doors off to:

### CLOAKROOM

Low flush WC with concealed cistern with shelving over, wash hand basin with vanity unit under, radiator, bevelled window to the side aspect, part tiled walls, laminate flooring.

### LOUNGE

18'0" x 10'6"

Window to the front aspect, radiator, feature Adam style fireplace with wood mantle and surround with stone hearth incorporating gas fire, ceiling coving, French door to:

### FAMILY ROOM

13'4" x 12'5"

Dwarf brick wall with double glazed windows over, slate tiled roof, radiator, inset ceiling spots, door to patio.

### KITCHEN/DINER

18'0" max x 16'10"

Range of wall and base units with complimentary work top surfaces and upstands over, drawers and cupboards under, inset composite one and a quarter sink with mixer tap and separate drinking tap, water softener, induction hob with

extractor hood over, built in Electrolux double oven, integrated fridge/freezer & dishwasher, space and plumbing for washing machine, space for tumble drier, cupboard housing gas boiler, inset spots, ceiling coving, laminate flooring, 2 x windows to the rear aspect, door to the garden.

## FIRST FLOOR

### LANDING

Access to part boarded loft, doors off to:

### BEDROOM 1

13'5" x 10'10"

Ceiling coving, radiator, window to the front aspect **\*\*AGENT'S NOTE\*\*** Previously this bedroom has an ensuite shower and wash hand basin going through to the end of bedroom 4. The current owners preferred a larger bedroom 4 so removed the ensuite, the plumbing is still all there so it could be easily reinstalled.

### BEDROOM 2

10'8" x 8'9"

Window to the rear aspect, ceiling coving, radiator.

### BEDROOM 3

12'8" x 6'10"

Window to the front aspect, radiator, ceiling coving.

### BEDROOM 4

9'0" x 7'7"

Window to the front aspect, radiator.

### BATHROOM

Bath with rainfall Aqualisa shower over, glass screen, low flush WC, pedestal wash hand basin, inset spots, underfloor heating, chrome heated towel rail, bevelled window to the rear aspect, extractor fan.

## OUTSIDE

### GARDENS

The rear landscaped private garden is laid mainly to lawn with paved patio area, raised flower and shrub borders with timber sleepers, door to garage





#### **GARAGE**

16'4" x 8'4"

Driveway affording off street parking for two cars in front, up and over door, light and power connected eaves storage, side door to the garden.

#### **LOCAL AUTHORITY**

East Herts District Council

Tax Band: E

£2689.70

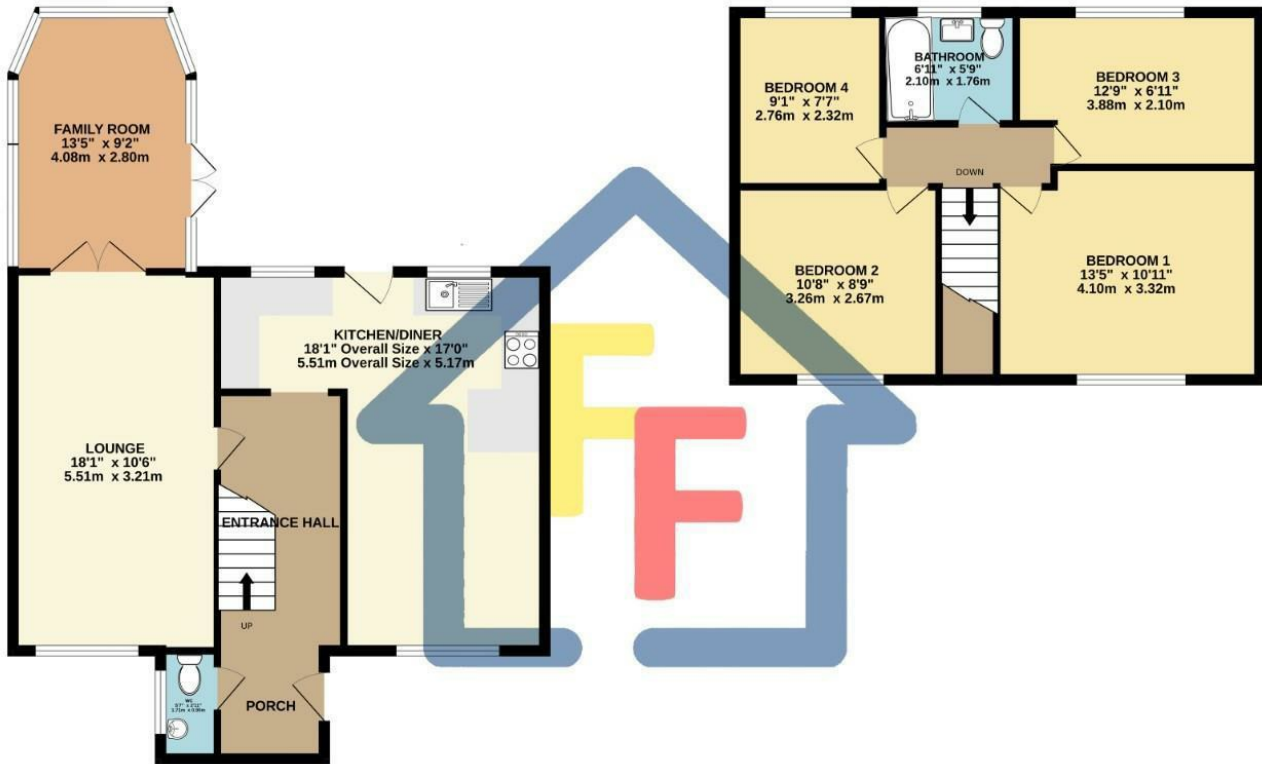
#### **AGENT'S NOTE**

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  
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



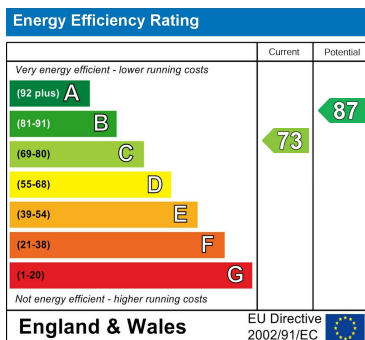
TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

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

F

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.