

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**PROCTORS WAY**  
**BISHOP'S STORTFORD**  
**CM23 3HF**  
**Price Guide**  
**£450,000**

- EXTENDED SEMI DETACHED
- 3 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- DETACHED GARAGE
- SCOPE FOR FURTHER EXTENDING
- 70' ATTRACTIVE REAR GARDEN
- GAS C/HEATING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



3



2



2



D

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

An extended 3 bedroom 2 bathroom semi-detached family home with scope to extend further situated in a very popular residential area within walking distance to all local amenities including local schools both secondary and primary, the town centre and the main line railway station. The spacious accommodation comprises entrance hall, lounge, dining room, kitchen, whilst upstairs there are three bedrooms and two bathrooms, one being an ensuite shower room to the master bedroom. Outside the front garden has been blocked paved for off street parking, a driveway leads to the detached garage affording more off street parking. A side gate allows pedestrian access to the attractive 70' rear garden, laid mainly to lawn with different patio areas and various flower beds, mature shrubs and trees. Additional features include gas central heating and UPVC double glazing throughout.

## SITUATION

The busy market town of Bishop's Stortford is just a short distance from the property offering an excellent range of amenities, including multiple shopping facilities, cafes and restaurants, post office, doctor's surgery, Herts & Essex hospital and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 15 minutes' drive away.

## GROUND FLOOR

### PORCH

Covered porch, courtesy light, UPVC front door with glazed side panel leading to:

### ENTRANCE HALL

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

### LOUNGE

18'7" x 11'3"

Window to the front aspect, radiators, exposed wooden floorboards, TV point, opening to:

### DINING ROOM

9'10" x 8'2"

Covered radiator, storage cupboard, laminate flooring, double patio doors to the rear garden, door to:

### KITCHEN

16'4" x 9'0"

Full range of wall and floor units with work top surfaces over, inset stainless steel sink with mixer taps, range style oven with extractor hood over, integrated dishwasher, space and plumbing for washing machine, integrated counter top fridge with separate freezer, chrome heated towel rail, window to the rear aspect, laminate flooring, tiled walls, door to the side, cupboard housing gas boiler.

## FIRST FLOOR

### LANDING

Window to the side aspect, access to loft space.

## MASTER BEDROOM

18'2" x 10'11"

Range of built in wardrobes, window to the rear aspect, radiator, laminate flooring, door to:

## ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush WC, tiled walls, frosted window to the rear, chrome heated towel rail.

## BEDROOM 2

11'8" x 10'5"

Window to the front aspect, radiator, TV point, built in linen cupboard.

## BEDROOM 3

8'7" x 6'10"

Window to the front aspect, radiator, exposed timber floorboards.

## BATHROOM

Bath with shower over with folding shower screen, low flush WC, pedestal wash hand basin, tiled walls, chrome heated towel rail, frosted window to the side.

## OUTSIDE

### GARAGE

25'5" x 8'6"

Up and over door, power and light connected, rear personal door.

### GARDENS

Attractive 70' rear garden laid mainly to lawn, various flower beds, mature trees and shrubs, two patio areas, timber fence surround.

### LOCAL AUTHORITY

East Herts District Council

Tax band: D

### DIRECTIONS

From our offices follow the road round and turn right at the traffic lights onto The Causeway. At the mini-roundabout take the first exit and head up the hill towards the Hockerill traffic lights. At the traffic lights, turn right onto London Road. Follow



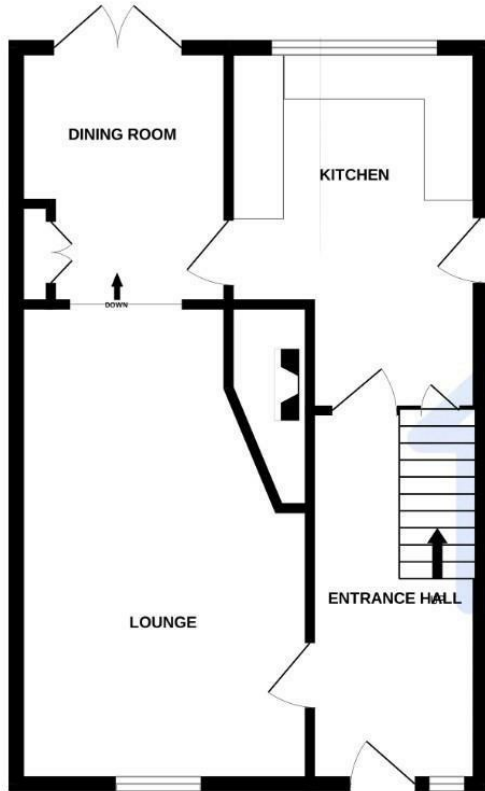
the road, and take the third exit at the mini roundabout to remain on London Road. Take the first exit at the next mini roundabout and continue through two sets of traffic lights, taking the first turning on your left after The Bishop's Stortford High School into Pig Lane. Take the first turning on your left into Proctors Way and the property can be found almost at the end on your right hand side.

**AGENT'S NOTE**

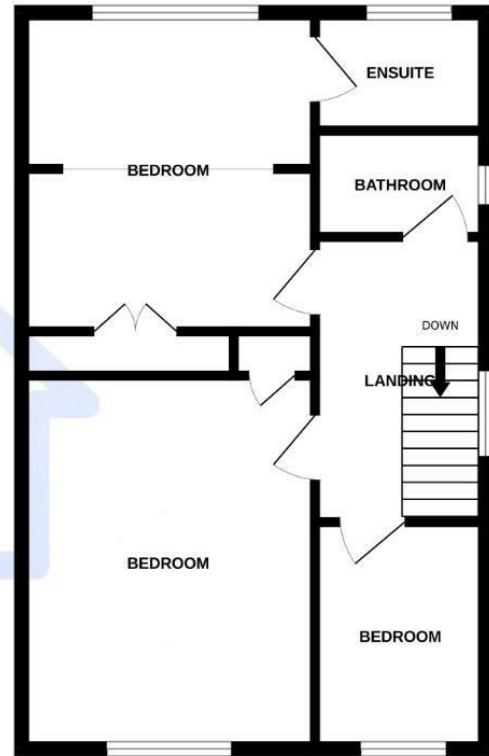
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



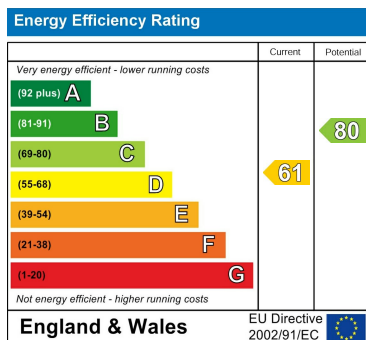
TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

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

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.