

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# THE BRAMBLES

## BISHOP'S STORTFORD

CM23 4PX

Price Guide

# £435,000

- SEMI DEATCHED
- 3 BEDROOMS
- SHOWER ROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- GARAGE
- ATTRACTIVE LANDSCAPED GARDEN
- NO ONWARD CHAIN



**Fordyce Furnivall**  
Residential Sales & Letting Agents



3



1



3



D

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

Being sold with no onward chain, a well presented three bedroom semi-detached family home situated in the much sought after Bishop's Gate development within walking distance of several local schools, the neighbourhood shopping centre at Thorley Park and open parkland. The busy market town of Bishop's Stortford is only a short distance from the property offering a more comprehensive range of amenities as well as the mainline railway station with connections to London Liverpool Street. The accommodation comprises entrance hall, cloakroom, lounge, dining room, conservatory and kitchen, whilst upstairs there are three bedrooms and the family bathroom. Outside there is a paved driveway affording off street parking for two vehicles leading to the single garage with power & light connected. The attractive landscaped rear garden is laid with artificial grass with paved patio area, flower borders and a variety of mature trees and shrubs surround, access to the garage. Additional features include gas central heating and double glazing throughout.

## SITUATION

The property is located in the much sought after Bishop's Gate and is within walking distance of several local schools, the neighbourhood shopping centre at Thorley Park and open parkland. The busy market town of Bishop's Stortford 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. 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 10 minutes' drive away.

## GROUND FLOOR

### PORCH

Courtesy light , UPVC front door to

### ENTRANCE HALL

Stairs rising to the first floor, UPVC double glazed window to the side aspect, coving, radiator, door off to:

### CLOAKROOM

Low flush WC, wall mounted wash hand basin with vanity unit under and tiled splash backs, frosted UPVC double glazed window to the front aspect, radiator.

### LOUNGE

16'4" x 9'10"

Understairs storage cupboard, UPVC double glazed window to the front aspect, coving, covered radiator, archway through to:

### DINING ROOM

9'4" x 9'0"

French doors leading through to the conservatory with glazed side panels, coving, covered radiator.

### CONSERVATORY

8'2" x 7'2"

Full UPVC double glazed sides, polycarbonate ceiling, Aluminium sliding door with powder coat finish leading onto the rear garden, tiled flooring.

## KITCHEN

10'9" x 8'6"

Fitted with a range of base and eye level units with complimentary roll edge working top surfaces over, inset composite 1 1/4 sink with mixer tap and tiled splash backs, built-in Miele electric oven with electric hob and incorporated extractor fan over, space and plumbing for washing machine, space for undercounter fridge/freezer, wall mounted gas boiler, UPVC double glazed window to the rear aspect, UPVC part glazed door leading onto the rear garden.

## FIRST FLOOR

### LANDING

Access to loft space, UPVC double glazed window to the side aspect, airing cupboard housing hot water cylinder, doors off to:

### BEDROOM 1

9'10" x 9'2"

Built-in wardrobe, UPVC double glazed window to the front aspect, coving, radiator.

### BEDROOM 2

9'2" x 8'2"

UPVC double glazed window to the rear aspect, coving, radiator.

### BEDROOM 3

7'10" x 6'6"

UPVC double glazed window to the front aspect, coving, radiator.

## SHOWER ROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash backs, shower cubicle with glass door, fully tiled walls, UPVC frosted double glazed window to the rear aspect, vinyl flooring, chrome heater towel rail.

## OUTSIDE

### GARDENS

Outside there is a paved driveway affording off street parking for two vehicles leading to the single garage with power & light





connected. The attractive landscaped rear garden is laid with artificial grass with paved patio area, flower borders and a variety of mature trees and shrubs surround, access to the garage.

#### **GARAGE**

Up and over door, [power and light connected personal door to the rear garden.

#### **LOCAL AUTHORITY**

East Herts District Council

Tax Band: E

£2,689.70

#### **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.





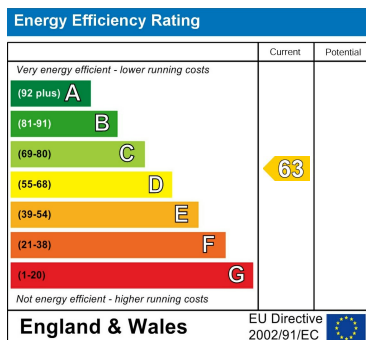
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

E

Energy Performance Graph



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