

FREEHOLD



House - Detached (EPC Rating: C)

KNIGHTS CLOSE
BISHOP'S STORTFORD
CM23 4BZ
Price Guide
£600,000

- IN NEED OF SOME UPDATING
- DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS
- CLOAKROOM
- LOUNGE
- DINING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- GARAGE



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



3



C

4 Bedroom House - Detached located in Bishop's Stortford

****NO ONWARD CHAIN**** Being sold with vacant possession and in need of some updating, a spacious 4 bedroom 2 bathroom detached family home situated in a highly desirable location in a small cul de sac of similar properties on the Bishops Park development close to local amenities and only a short walking distance to the town centre and railway station. The accommodation comprises, entrance hall, study, lounge, dining room, kitchen/breakfast room, utility room and cloakroom. Upstairs there are 4 bedrooms and 2 bathrooms, one being the ensuite to the master. Outside to the front there is a driveway affording off street parking for 2 cars leading to the integral garage. A side gate allows pedestrian access to the south west facing rear garden laid mainly with lawn and part patio, flower and shrub borders all with part brick wall and timber fence surround. Additional features include gas central heating (brand new boiler) and UPVC leaded light double glazing throughout.

SITUATION

Knights Close (also known as Kings Gate) was built by Alfred McAlpine Homes in 1990 is situated on the popular Bishop's Park development with a Tesco's Superstore, Hillmead Primary School, open park areas. Only a short walk away is 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 the M25 orbital motorway. London's third International Airport is at Stansted only 10 minutes' drive away.

GROUND FLOOR

COVERED PORCH

Courtesy light, UPVC front door to:

ENTRANCE HALL

Ceiling coving, radiator, stairs to first floor with cupboard under, doors off to:

STUDY

7'1" x 5'7"

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

LOUNGE

16'0" x 13'1"

Feature fireplace with gas fire, ceiling coving, radiator, leaded light UPVC double glazed window to the front aspect, French doors to:

DINING ROOM

12'0" x 10'9"

Radiator, ceiling coving, leaded light UPVC double glazed window to the rear aspect, patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM

12'7" x 8'10"

Range of wall and base units with drawers and cupboards, working top surfaces over, tiled splashbacks, inset one and quarter stainless steel sink with mixer tap, built in Bosch double oven, gas hob with extractor hood over, radiator, leaded light UPVC double glazed window to the rear aspect, space for fridge/freezer, space and plumbing for dishwasher, door to:

UTILITY ROOM

Wall and base units, inset stainless steel bowl with mixer tap, space and plumbing for washing machine, space for tumble drier, leaded light UPVC double glazed window to the rear aspect, door to rear garden and garage, door to

CLOAKROOM

Wall mounted wash hand basin with tiled splashback, low flush WC, radiator, leaded light UPVC double glazed window to the side aspect

FIRST FLOOR

LANDING

Access to loft space, airing cupboard housing hot water cylinder and brand new gas boiler, doors off to:

MASTER BEDROOM

14'1" x 10'7"

Radiator, ceiling coving, leaded light UPVC double glazed window to the front aspect, range of fitted wardrobes with mirrored folding doors, door off to:

ENSUITE SHOWER ROOM

Wash hand basin with vanity unit below, low flush WC with shelf over, shower cubicle, leaded light UPVC double glazed window to the side aspect, radiator.

BEDROOM 2

11'5" x 9'2"

Fitted double wardrobe, radiator, ceiling coving, leaded light UPVC double glazed window to the rear aspect

BEDROOM 3

12'1" x 6'6"

Radiator, ceiling coving, leaded light UPVC double glazed window to the rear aspect

BEDROOM 4

9'10" x 7'6"

Radiator, ceiling coving, leaded light UPVC double glazed window to the front aspect.

BATHROOM

Bath with shower over, rail and curtain, wash hand basin with vanity cupboard under, low flush WC, part tiled walls, leaded light UPVC double glazed window to the side aspect

OUTSIDE



GARDENS

The front garden is laid to lawn with shrub borders, a side gate allows pedestrian access to the south west facing garden laid mainly to lawn with patio area, flower and shrub borders, outside tap, part brick wall and part timber fence surround.

GARAGE

17'8" x 8'2"

Driveway affording off street parking for two cars leading to the single integral garage ,with up and over door, power and light connected , door to utility room, gas & electric meters.

LOCAL AUTHORITY

East Herts District Council

Tax Band: F

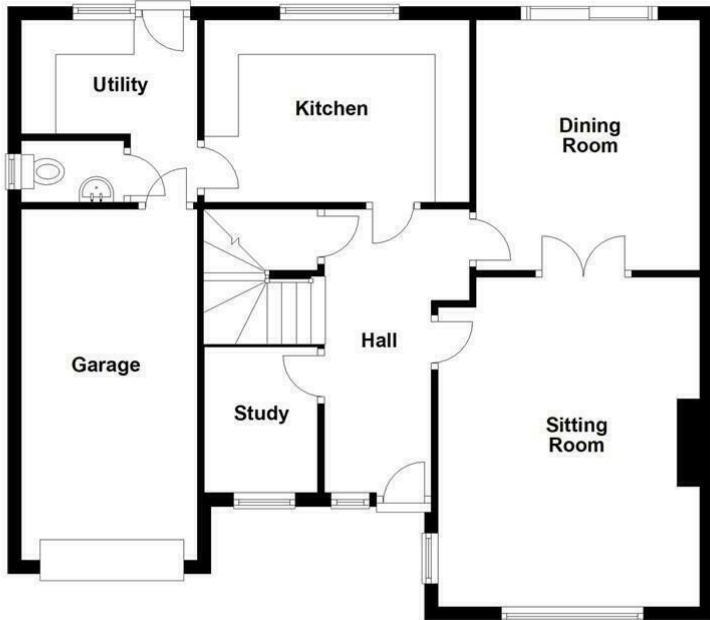
£2,896.24 p.a.

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



First Floor



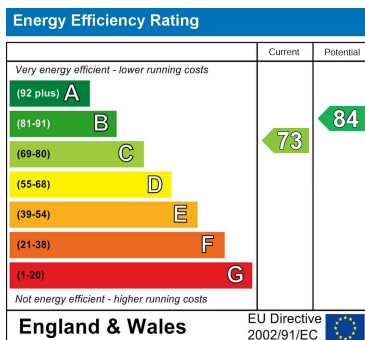
APPROX GROSS INTERNAL FLOOR AREA 1275SQFT excluding Garage
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE



Council Tax Band

F

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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.