

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**MANSTON DRIVE**  
**BISHOP'S STORTFORD**  
**CM23 5EJ**  
**Price Guide**  
**£650,000**

- EXTENDED SEMI DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- LOUNGE
- STUDY/PLAYROOM
- FAMILY ROOM/DINER
- KITCHEN
- UTILITY & CLOAKROOM
- GARAGE
- 80' REAR GARDEN



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4



2



3



C

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

**\*\*NO ONWARD CHAIN\*\*** An extremely well presented and spacious extended four double bedroom, semi-detached family home situated in the popular Parsonage Lane residential area close to local schools, parade of shops and only a short walk from the town centre and mainline railway station. The versatile accommodation comprises entrance hall, lounge, study/playroom, family room/diner, kitchen, utility room and cloakroom, whilst upstairs are four double bedrooms, family bathroom and separate shower room. Outside to the front of the property is a block paved driveway affording off street parking for three vehicles with flower bed borders and brick wall surround. To the rear of the property the 80' garden is laid mainly to lawn with a patio area, raised flower beds, timber built summer house/office, a mixture of trees and shrubs and a timber garden shed. Additional features include gas central heating (recently fitted Megaflo pressurised hot water system), water softener and UPVC double glazed windows throughout.

## LOCATION

Situated in the Parsonage Lane area of Bishop's Stortford, close to a local parade of shops, which includes a butchers, supermarket, bakers, off licence, bookmakers, dry cleaners, pharmacy, fish n chip shop and takeaway Chinese. The busy market town of Bishop's Stortford is within easy walking distance of the property offering multiple shopping facilities, 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

### COVERED PORCH

Courtesy light, part UPVC double glazed front door with glazed side panels

### ENTRANCE HALL

Stairs rising to the first floor, under stairs storage cupboard, wood flooring, coving, dado rail, covered radiator, doors off to:

### LOUNGE

22'11" x 14'0" max

Feature fireplace with stone hearth and mantle surround with gas connection, double glazed leaded light bay window to the front aspect, T.V. and telephone point, wood flooring, coving, radiator, covered radiator, glazed French doors opening into:

### STUDY/PLAYROOM

12'1" x 11'1"

Double glazed window to the rear aspect, parquet flooring, coving, radiator, door to:

### FAMILY ROOM/DINER

Double glazed window to the rear aspect, part glazed door to the rear garden, glazed sliding patio doors leading onto the rear garden/patio, T.V. and telephone point, coving, wood flooring, radiator, through to:

### KITCHEN

Fitted with a modern range of base and eye level units with working top surfaces over, tiled splashbacks, inset stainless sink with mixer tap, built-in Siemens double oven and microwave, integrated Siemens 5 ring gas hob with chimney style extractor fan over and glass splash back, integrated fridge/freezer, integrated dishwasher, under cabinet down lights and LED strip lighting, laminate flooring, coving.

## UTILITY ROOM

Fitted base and eye level units with complimentary working top surfaces over, inset stainless steel sink, tiled splash backs, space and plumbing for washing machine, tiled flooring, door to garage, door to:

## CLOAKROOM

Low flush WC, wash hand basin with tiled splash back, tiled flooring, radiator, extractor fan.

## FIRST FLOOR

### LANDING

Access to loft space, doors off to:

### BEDROOM 1

Double glazed leaded light window to the front aspect, range of fitted wardrobes with sliding doors, wood effect flooring, radiator.

### BEDROOM 2

Double glazed leaded light window to the front aspect, built-in wardrobe, radiator. wood effect flooring.

### BEDROOM 3

Double glazed window to the rear aspect, wood effect flooring, radiator.

### BEDROOM 4

Double glazed leaded light window to the front aspect, built-in wardrobe, wood effect flooring, radiator.

## BATHROOM

Low flush WC, wash hand basin with mixer tap and vanity unit under and to the side, panel enclosed P-shaped bath with rainfall shower and glass screen, part tiled walls, laminate flooring, frosted double glazed window to the rear aspect, chrome heated towel rail.

## SHOWER ROOM

Low flush WC with concealed cistern, wash hand basin with mixer tap and vanity unit under, walk-in shower with tiled walls, tiled flooring, underfloor heating, 2 x frosted double glazed windows to the rear aspect, chrome heated towel rail.

## OUTSIDE

### GARDENS

Outside to the front of the property is a block paved driveway





affording off street parking for three vehicles with flower bed borders and brick wall surround. To the rear of the property the 80' garden is laid mainly to lawn with paved area, raised flower beds, fruit trees, timber built summer house/office with power and light connected, a mixture of mature trees and shrubs, timber built garden shed.

#### **GARAGE**

Integral garage with up and over door and power and light connected, wall mounted gas boiler and recently fitted Megaflow cylinder, water softener.

#### **LOCAL AUTHORITY**

East Hertfordshire District Council

Tax Band: E

£2,182.55 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

1ST FLOOR



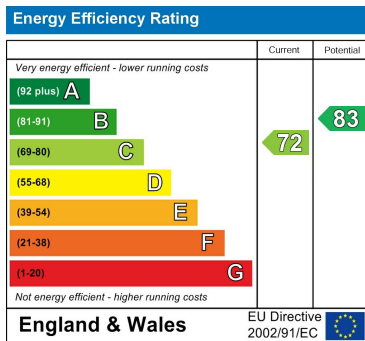
TOTAL FLOOR AREA : 1582sq.ft. (147.0 sq.m.) approx.

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

E

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.



Fordyce Furnivall

01279 658 758  
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