

FREEHOLD



House - Link Detached (EPC Rating: D)

**ELLENBOROUGH CLOSE  
BISHOP'S STORTFORD**

**CM23 4HT  
Price Guide**

**£575,000**

- BEAUTIFULLY PRESENTED
- 5 BEDROOMS
- LINKED DETACHED
- EXTENDED
- 3 BATHROOMS
- KITCHEN/DINER
- FAMILY ROOM
- CLOAKROOM
- LANDSCAPED GARDEN
- CUL DE SAC LOCATION



**Fordyce Furnivall**  
Residential Sales & Letting Agents



5



3



2



D

# 5 Bedroom House - Link Detached located in BISHOP'S STORTFORD

A beautifully presented extended 5 bedroom 2 bathroom link detached family home situated in a quiet cul de sac on the very popular Thorley Park development. The accommodation, which is spread over three floors, comprises entrance hall, cloakroom, lounge, kitchen/diner, family room, whilst on the first floor there are 4 bedrooms and 2 bathrooms (one being an ensuite to the master) and on the second floor another bedroom with a shower and wash hand basin. Outside to the front there is a driveway affording off street parking for up to three cars, leading to the converted garage (part store and part utility room). A side gate allows pedestrian access to the attractive landscaped 40' rear garden laid mainly to lawn with paved patio area, flower and shrub borders, mature trees, outside lighting, timber fencing surround. Additional features include Karndean flooring in most of downstairs, and gas central heating.

## SITUATION

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

### COVERED PORCH

Courtesy light, store cupboard, UPVC front leading to:

### ENTRANCE HALL

Covered radiator, Karndean flooring, coving to the ceiling, stairs to the first floor, dado rail, inset ceiling spots, doors off to:

### CLOAKROOM

Corner wash hand basin with tiled splash back, chrome heated towel rail, low flush WC with concealed cistern, Karndean flooring.

### LOUNGE

26'6" x 10'8"

Box bay window to the front aspect, remote controlled feature 50" LED electric wall mounted fireplace with 9 different flame colours, designer radiators, coving to the ceiling, inset ceiling spots, leaded light patio doors to the garden.

### KITCHEN/DINING AREA

17'2" x 9'10"

Full range of wall and base units with complimentary work top surfaces over, drawers and cupboards under, inset composite sink with mixer taps, Bosch electric double oven with gas hob and extractor over, integrated dishwasher, Karndean flooring, coving to the ceiling, inset spots, covered radiator, opening to:

### FAMILY ROOM

15'4" x 9'11"

Karndean flooring, radiator, glass roof with blinds, windows to the rear aspect, door leading to the patio.

### UTILITY ROOM

7'5" x 4'11"

Karndean flooring, radiator, storage cupboards, space for American style fridge/freezer, door to storeroom.

## FIRST FLOOR

### LANDING

Stairs to second floor, linen cupboard, coving to the ceiling, doors off to:

### BEDROOM 1

13'7" x 10'3"

Window to the front aspect, range of fitted wardrobes, coving to the ceiling, radiator.

### ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, fully tiled, chrome heated towel rail, extractor fan.

### BEDROOM 2

20'6" x 7'11"

Velux window to the front aspect, window to the rear aspect, radiator, ceiling spots.

### BEDROOM 3

9'10" x 7'2"

Window to the rear aspect, radiator, fitted wardrobe, coving to the ceiling, inset spots.

### BEDROOM 4

9'11" x 6'9"

Window to the front aspect, radiator, fitted wardrobe, coving to the ceiling, inset spots

### BATHROOM

Jacuzzi bath with shower over, glass screen, Karndean flooring, low flush WC with concealed cistern, window to the rear aspect, chrome heated towel rail, fully tiled.

## SECOND FLOOR

### BEDROOM 5

15'7" x 14'2"

2 x Velux, eaves storage, built in wardrobe, wash hand basin and shower cubicle, cupboard housing newly fitted gas combi boiler, radiator, inset spots.

## OUTSIDE

### GARAGE/STOREROOM

11'3" x 8'0"

Originally the garage, it has been converted into part storeroom the rest being the utility room.

## GARDENS

Outside to the front there is a driveway affording off street parking for up to three cars, leading to the converted garage (part store and part utility room). A side gate allows pedestrian access to the attractive landscaped 40' rear garden laid mainly to lawn with paved patio area, flower and shrub borders, mature trees, outside lighting, timber fencing surround.

## LOCAL AUTHORITY

East Herts District Council

Tax Band: E

£2,360.61



#### DIRECTIONS

From our office, turn left at the lights onto The Causeway and head straight over 2 roundabouts. At the mini roundabout, take the 1st exit onto Bells Hill. At the roundabout, take the 2nd exit onto Windhill. Stay on this road, heading straight over the mini roundabouts. At the large roundabout, take the 1st exit onto Villiers-sur-Marne Avenue. At the next roundabout take the 3rd exit onto Friedberg Avenue, then take the first left into Ellenborough Close, at the T-junction turn left and the property is almost at the end on the left 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.



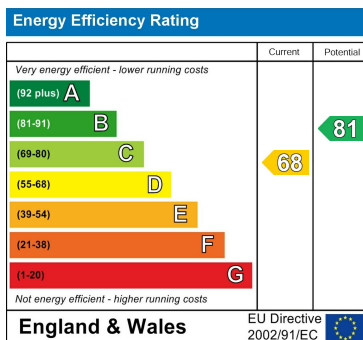


TOTAL FLOOR AREA : 1942 sq.ft. (180.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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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.