

FREEHOLD



House - Detached (EPC Rating: C)

SHORTCROFT
BISHOPS STORTFORD
CM23 5QY
Price Guide
£800,000

- IMPRESSIVE DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS
- CLOAKROOM
- LOUNGE
- DINING ROOM
- LUXURY KITCHEN
- UTILITY ROOM
- DOUBLE GARAGE
- 80' REAR GARDEN



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4



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2



C

4 Bedroom House - Detached located in Bishops Stortford

Immaculately presented and impressively proportioned, a four bedroom detached family home tucked away in a quiet cul de sac location on the outskirts of the town, yet within walking distance of local amenities and schooling. Spacious internal accommodation comprises entrance hall, ground floor cloakroom, lounge, dining room, luxury fitted kitchen with separate utility room. Whilst on the first floor there are four bedrooms with an en-suite bathroom to the master bedroom and a family shower room. Outside there is an integral double garage with generous driveway parking, a side gate allows pedestrian access to the delightful 80' landscaped rear garden laid mainly to lawn with a paved patio area. Additional benefits include gas fired central heating and Aroka wood double glazed windows and doors with fitted insect blinds throughout.

LOCATION

Situated in the north-easterly part of Bishop s Stortford, Shortcroft is a quiet cul-de-sac, ideally situated for the busy town and all its amenities, which has a wide selection of shops, restaurants and public houses. It is within walking distance of Bishop s Stortford mainline railway station with direct links to London Liverpool Street and Cambridge and popular primary and secondary schools. Stansted International Airport and the M11 J8 is approximately 5 minutes by car.

GROUND FLOOR

PORCH

Courtesy light, composite front door with glazed panel, through to:

ENTRANCE HALL

Karndeian herring-bone flooring, turning staircase rising to first floor with cupboard under, radiator, coving to ceiling, doors off to:

CLOAKROOM

Fitted with low level WC with concealed cistern with shelf over, wash hand basin with vanity cupboard under, tiled splashback, ceramic tiled flooring fully tiled walls, coving to ceiling, radiator, opaque Aroka wood double glazed window to the front aspect.

LOUNGE

21'1" x 11'6"

Double glazed Aroka wood window to front, double glazed Aroka wood French doors with sliding insect screens leading out to rear garden, feature fireplace with inset gas fire, two radiators, telephone and TV points, decorative coving and ceiling roses

DINING ROOM

13'7" x 8'2"

Double glazed Aroka wood window to the rear aspect, Aroka wood French doors leading to rear garden, radiator, decorative coving and ceiling roses.

KITCHEN

11'5" x 10'5"

Luxury fitted kitchen with an extensive range of matching base and eye level high gloss fronted units incorporating space saving corner cupboards and drawers with complementary work surfaces, bronze mirrored splashbacks, inset one-and-quarter bowl stainless steel sink with mono block mixer taps, integrated double Neff oven, ceramic hob with chimney style extractor fan over, integrated Bosch dishwasher, American style fridge/freezer, Karndeian tiled flooring, radiator, double glazed Aroka wood window to rear aspect, door to side entrance, door through to:

UTILITY ROOM

Fitted with a matching wall unit with complementary work surfaces with plumbing and space for washing machine under, inset one and a quarter stainless steel sink, Aroka wood window to the side aspect, storage

cupboard with louvred doors with space for tumble dryer, wall mounted gas boiler, ceiling coving, tiled flooring, door to side and internal doorway leading to double garage.

FIRST FLOOR

LANDING

Two double glazed Aroka wood windows to front aspect, radiator, ceiling coving, access to loft hatch, airing cupboard housing insulated hot water cylinder with slatted shelf storage above, doors off to:

MASTER BEDROOM

19'8" x 10'7"

Impressively proportioned double bedroom with dual aspect Aroka wood double glazed windows to front and side aspects, fitted with a range of built-in wardrobes with sliding mirrored doors, two radiators, TV point, inset ceiling spots.

ENSUITE BATHROOM

Panel sided bath with hand held shower attachment, wash hand basin with vanity unit under, shelving to one side with low flush WC with concealed cistern., fully tiled walls, lino flooring, inset ceiling spots, ceiling coving, bevelled Aroka wood window to the rear aspect.

BEDROOM 2

11'7" x 11'7"

Double glazed Aroka wood window to the rear aspect, radiator, coving to ceiling.

BEDROOM 3

11'6" x 9'1"

Double glazed Aroka wood window to the front aspect, radiator, coving to ceiling.

BEDROOM 4

9'0" x 7'10"

Double glazed Aroka wood window to rear the aspect, radiator, coving to ceiling.

SHOWER ROOM

Walk in shower cubicle, wash hand basin with vanity unit under, shelving to one side with low flush WC with concealed cistern., fully tiled walls, ceramic tiled flooring, heated towel rail, inset ceiling spots, ceiling coving, bevelled Aroka wood window to the rear aspect, extractor fan.

OUTSIDE

GARDENS

To the front of the property there is a generous driveway leading to the double garage affording off street parking for numerous cars. There is gated side pedestrian access leading to the 80' rear garden with a paved patio area, the remainder is predominantly laid to lawn with well stocked flower and shrub beds, mature trees and shrubs.



GARAGE

15'11" x 15'7"

Fitted with an electric up and over double door with power and light connected, double glazed window to side aspect, door to the utility room.

LOCAL AUTHORITY

East Herts District Council

Tax Band: F

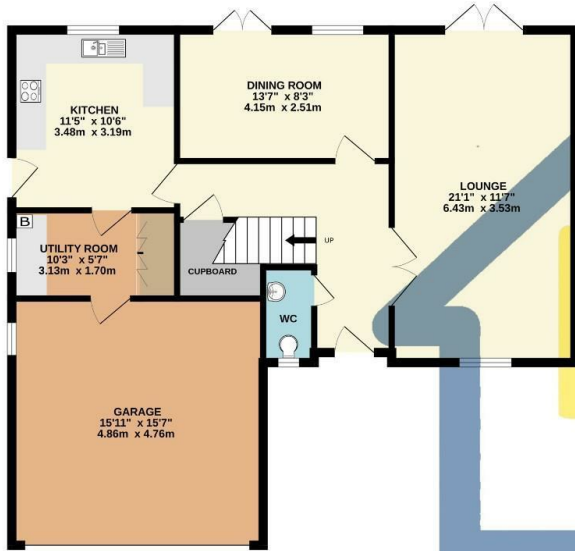
£3,036.10 p.a.

AGENT'S NOTE

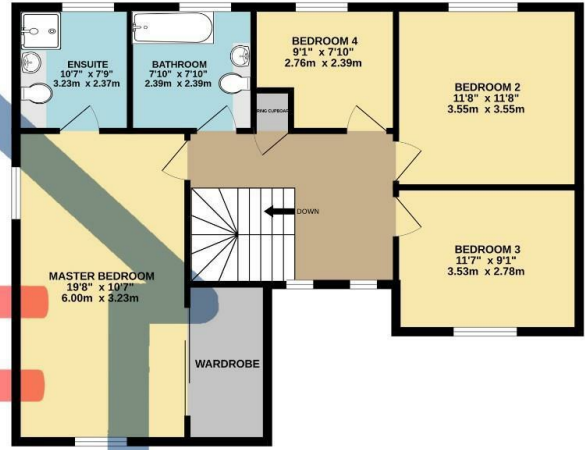
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



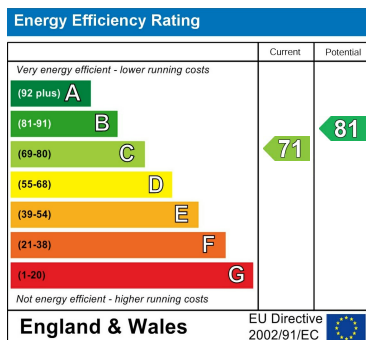
TOTAL FLOOR AREA: 1755 sq.ft. (163.1 sq.m.) approx.

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

F

Energy Performance Graph



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