

FREEHOLD



House - Detached (EPC Rating: D)

## THE HEDGEROWS BISHOP'S STORTFORD

CM23 5FD

Price Guide

**£735,000**

- SPACIOUS DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CLOAKROOM
- DOUBLE GARAGE
- CLOSE TO TOWN CENTRE



**Fordyce Furnivall**  
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4



2



2



D

# 4 Bedroom House - Detached located in BISHOP'S STORTFORD

**\*\*NO ONWARD CHAIN\*\*** A spacious 4 bedroom 2 bathroom, detached family home with a double garage situated in the popular residential area of The Hedgerows, which is within easy walking distance of highly regarded both primary and secondary schools, the mainline railway station and town centre. The accommodation comprises entrance hall, cloakroom, lounge, dining room/family room, kitchen/breakfast room and utility room, while upstairs are four bedrooms with an ensuite to the master bedroom and further family bathroom. Outside to the front of the property there is a driveway affording off street parking for four vehicles leading to the double garage, with the remainder of the garden laid to lawn with shrub border. To the rear of the property the garden is laid mainly to lawn with paved patio area, outside tap, a variety of mature trees and shrubs and timber fence surround. Additional features include gas central heating and UPVC double glazing throughout.

## SITUATION

Situated in a popular residential area, The Hedgerows is within easy walking distance of the town centre. 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 the 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

### ENTRANCE HALL

Part frosted glazed UPVC front door, stairs rising to the first floor, under stairs storage cupboard, solid wood flooring, radiator, doors off to:

### CLOAKROOM

Low flush WC, pedestal wash hand basin, part tiled walls, frosted double glazed window to the front aspect, tiled flooring.

### LOUNGE

18'10" x 11'6"

Feature fireplace with stone hearth and wooden mantle surround, double glazed box bay window to the front aspect, double glazed sliding patio doors to the rear aspect, T.V. and telephone point, coving, 2 x radiators.

### DINING ROOM/FAMILY ROOM

Solid wood flooring, double glazed window to the rear aspect, T.V. and telephone point, coving, radiator.

### KITCHEN/BREAKFAST ROOM

14'4" x 8'5"

Fitted with a range of base and eye level units with complimentary roll edge working top surfaces over, inset 1 1/4 stainless steel sink with mixer tap, tiled splash backs surround, built-in double oven, inset 4 ring gas with incorporated extractor fan over, integrated fridge/freezer, breakfast bar, tiled flooring, double glazed window to the rear aspect, part double glazed door to the side aspect leading onto the rear garden and patio area, door to:

### UTILITY ROOM

Fitted base level units with roll edge working top surface over,

inset stainless steel sink with mixer tap, tiled splash backs surround, washing machine, wall mounted gas boiler, double glazed window to the front aspect, tiled flooring.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect, access to loft space, doors off to:

### BEDROOM 1

11'6" x 12'4"

Fitted wardrobes, double glazed window to the rear aspect, T.V. and telephone point, radiator, door to:

### ENSUITE

Low flush WC, pedestal wash hand basin with vanity unit under, double shower cubicle with glass screen, part tiled walls, frosted double glazed window to the side aspect, wall mounted vanity unit with mirrored door, radiator.

### BEDROOM 2

11'6" x 10'10"

Double glazed window to the rear aspect, solid wood flooring, T.V. and telephone point, radiator.

### BEDROOM 3

11'6" x 7'10"

Double glazed window to the front aspect, solid wood flooring, T.V. and telephone point, radiator.

### BEDROOM 4

8'2" x 6'11"

Double glazed window to the rear aspect, solid wood flooring, T.V. and telephone point, radiator.

### BATHROOM

Low flush WC, pedestal wash hand basin, panel enclosed bath with shower attachment and bi-folding glass screen, part tiled walls, tiled flooring, frosted double glazed window to the front aspect, chrome heated towel rail.

## OUTSIDE

### GARDEN

To the front of the property there is a driveway affording off street parking for four vehicles leading to the double garage, with the remainder of the garden laid to lawn with shrub border. To the rear of the property the garden is laid mainly to



lawn with paved patio area, outside tap, a variety of mature trees and shrubs and timber fence surround.

**DOUBLE GARAGE**

2 x up and over doors, power and light connected, part glazed wood door leading onto the rear garden.

**LOCAL AUTHORITY**

East Hertfordshire District Council

Tax band: F

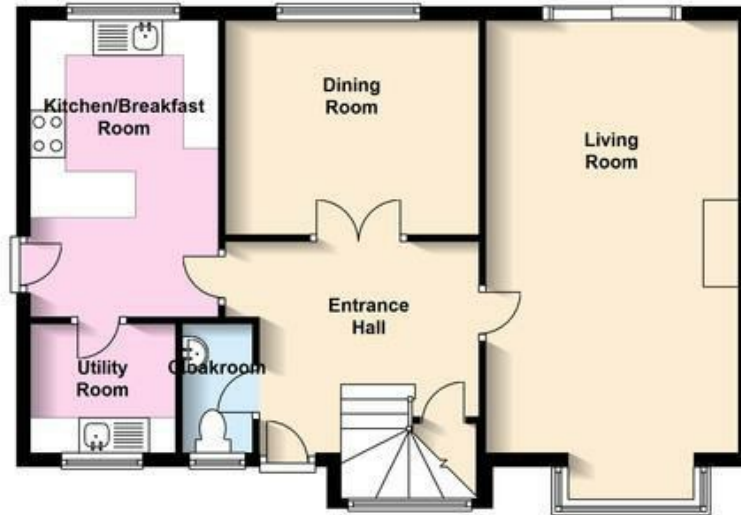
**AGENT'S NOTE**

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

Approx. 65.2 sq. metres (701.6 sq. feet)



### First Floor

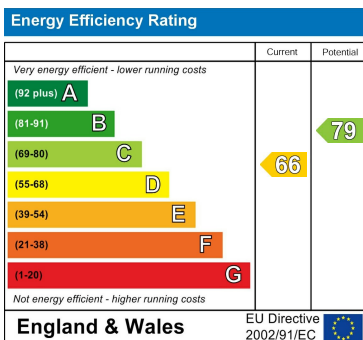
Approx. 63.6 sq. metres (684.2 sq. feet)



Council Tax Band

F

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.