

FREEHOLD



House - Detached (EPC Rating: D)

**CHURCH MANOR**  
**BISHOP'S STORTFORD**  
**CM23 5AF**  
**Price Guide**  
**£625,000**

- 4 BEDROOMS
- SCOPE FOR FURTHER EXTENSION
- DETACHED FAMILY HOME
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE
- ATTRACTIVE GARDENS



**Fordyce Furnivall**  
Residential Sales & Letting Agents



4



1



3



D

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

An extended 4 bedroom detached family home situated in a very popular well established residential area within easy walking distance to local schools, a park, a parade of shops and the town centre and railway station. The well maintained property which has the possibilities to extend further subject to the usual planning permits & permissions, comprises entrance hall, downstairs cloakroom, lounge, dining room, fully fitted kitchen and breakfast room and upstairs, 4 bedrooms and a family bathroom. Outside there is a garage with off street parking, front lawn, side pedestrian access leading to a pretty rear garden which backs onto a local primary school sports field, laid to lawn with flower and shrub borders, patio area all with a timber fence and hedge surround. Additional features include double glazing and gas fired central heating throughout.

## SITUATION

Situated just off of Parsonage Lane within walking distance of local schools, both primary and secondary including Hockerill Anglo-European College, Birchwood High School, The Hertfordshire and Essex High School, All Saints CE Primary School and Nursery, local shops including a butchers, supermarket, bakers, off licence, bookmakers, dry cleaners, pharmacy, fish & chip shop and takeaway Chinese and is only a 15 minute walk into the market town of Bishop's Stortford offering further shopping facilities. Bishop's Stortford offers an excellent choice of primary and secondary schools plus there is a wide range of recreational activities including local restaurants to suite all tastes, wine bars, local gym and cinema plus the mainline station serving London Liverpool Street, Cambridge and Stansted Airport. There is nearby access for the M11 and M25 motorways giving an easy onward journey to London or the north.

## GROUND FLOOR

### PORCH

### CLOAKROOM

Tiled floor, wash hand basin, radiator, WC, frosted window to the side.

### ENTRANCE HALL

Wood flooring, stairs to first floor, radiator, door to the side of the house.

### LOUNGE

Window to the front aspect, radiator, patio door to the rear garden, feature fireplace, laminate flooring.

### DINING ROOM

13'10" x 13'1"

French doors to rear garden, radiator, laminate flooring.

## KITCHEN/BREAKFAST ROOM

23'4" x 13'7"

Range of eye level and base units with drawers and cupboards with roll edge working top surfaces over, built in one and half bowl stainless steel sink with mixer taps, built in oven with gas hob, plumbing and space for washing machine and dishwasher, window to the side aspect, bay window to the rear, coving to the ceiling, tiled flooring.

## FIRST FLOOR

### LANDING

Access to part boarded and fully insulated loft, doors off to:

### BEDROOM 1

12'9" x 11'1"

Window to the front aspect, radiator, coving to the ceiling.

### BEDROOM 2

13'8" x 10'7"

Window to the rear aspect, radiator, coving to the ceiling.

### BEDROOM 3

9'10" x 8'2"

### BEDROOM 4

7'6" x 6'10"

window to the side, radiator.

## BATHROOM

Bath with power shower and glass shower screen, pedestal wash hand basin, low flush WC, frosted window to the side aspect, fully tiled.

## OUTSIDE

### GARAGE

### GARDENS

To the front there is a garage with driveway affording off



street parking for one vehicle, pathway leading to front door, lawn area. Side access to a pretty rear garden backing onto a local primary school sports field, flower and shrub borders, patio area, part timber fence and part hedge surround.

#### **LOCAL AUTHORITY**

East Herts District Council

Tax Band: F

£3,036.10

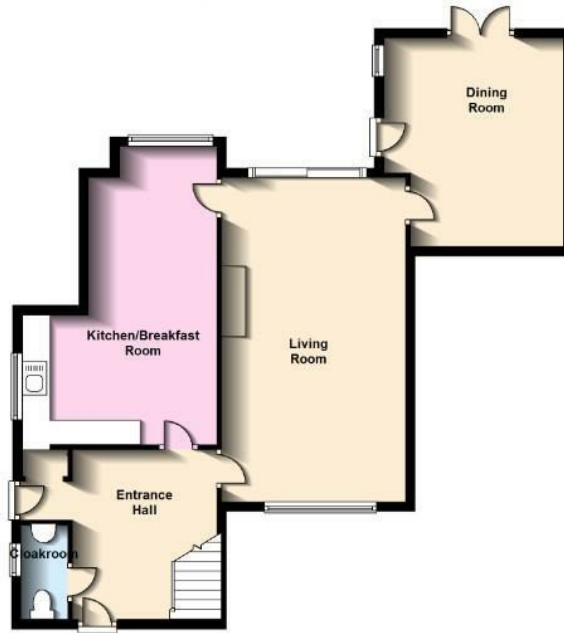
#### **AGENT'S NOTE**

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.



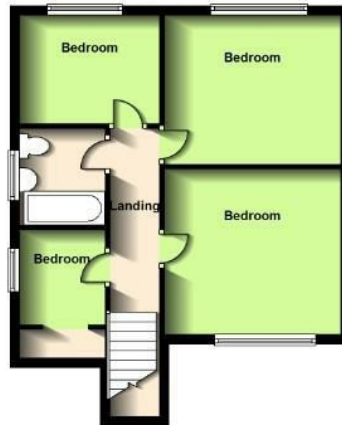
**Ground Floor**

Approx. 74.3 sq. metres (799.9 sq. feet)



**First Floor**

Approx. 44.6 sq. metres (480.0 sq. feet)



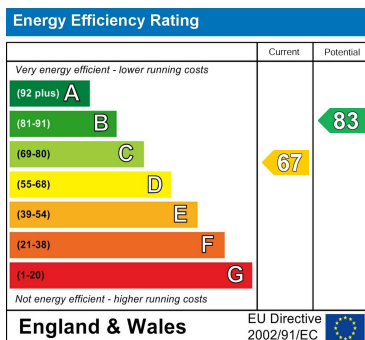
Total area: approx. 118.9 sq. metres (1280.0 sq. feet)

19 Manor Links, B/St

Council Tax Band

**F**

Energy Performance Graph



Call us on

**01279 658758**

[sales@fordycefurnivall.co.uk](mailto:sales@fordycefurnivall.co.uk)

[www.fordycefurnivall.co.uk](http://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.