

FREEHOLD



House - Semi-Detached (EPC Rating: D)

STORTFORD HALL PARK
BISHOP'S STORTFORD
CM23 5AS
Guide Price
£495,000

- 4 BEDROOM EXTENDED SEMI
- MUCH IMPROVED
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- SUN ROOM
- CLOAK ROOM
- BATHROOM
- GARDEN
- DRIVEWAY



Fordyce Furnivall
Residential Sales & Letting Agents



4



1



3



D

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

A much improved four bedroom extended semi detached family home situated in a quiet cul de sac in a popular residential area close to all local amenities including renowned primary and secondary schools and just a short walk from the centre of Bishop's Stortford. The spacious and well-presented accommodation comprises entrance hall, lounge/diner, dining room, kitchen and sun room. Upstairs there are four bedrooms and a family bathroom. Outside to the front is a block paved driveway affording off street parking for two to three cars, a side gate leads to a covered storage area ideal for bikes, bins etc. To the rear of the property is a 30' rear garden laid to lawn with paved patio area, flower and shrub borders, timber fence surround with gated side access. Additional benefits include recently fitted kitchen and bathroom along with various other improvements, gas central heating and UPVC double glazing throughout.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of the town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

COVERED PORCH

Courtesy light, UPVC front door with glazed side panels leading to:

ENTRANCE HALL

Quickstep wood laminate flooring, radiator, stairs to first floor with cupboard under, coving to the ceiling, doors off to:

LOUNGE/SITTING ROOM

25'9" x 11'7"

Quickstep wood laminate flooring, radiators, window to the front aspect, coving to the ceiling, feature Gazco glass fronted gas fire, sliding patio doors to:

SUN ROOM

11'5" x 9'0"

Brick wall to the side, polycarbonate roof, windows and patio doors to the rear aspect.

DINING AREA

10'3" x 8'1"

Quickstep wood laminate flooring, radiator, inset ceiling lights, coving to the ceiling.

KITCHEN

10'11" x 10'5"

Fully fitted with a range of wall and base units with work top surfaces over and complementary upstands, inset one and a quarter stainless steel sink with mixer taps, built in Bosch oven with microwave/oven over, integrated dishwasher, fridge/freezer, washing machine, Bosch Induction hob with extractor over, cupboard housing gas boiler, window to the front aspect, Quickstep wood laminate flooring, radiator, inset ceiling lights.

CLOAKROOM

Wash hand basin, chrome heated towel rail, Quickstep wood laminate flooring, low flush WC, storage cupboard.

FIRST FLOOR

LANDING

Window to the side aspect, access to loft (ideal for extending into), doors off to:

BEDROOM 1

15'2" x 9'10"

Range of fitted wardrobes, built in cupboard, window to the front aspect, radiator.

BEDROOM 2

11'9" x 10'10"

Window to the rear aspect radiator.

BEDROOM 3

11'7" x 10'6"

Window to the rear aspect, radiator.



BEDROOM 4

8'10" x 7'11"

Window to the front aspect, radiator.

BATHROOM

Bath with rainfall shower over, glazed shower screen, low flush WC, pedestal wash hand basin, vinyl flooring, radiator, part tiled walls, window to the side aspect.

OUTSIDE

To the front there is a block paved driveway affording off street parking for two to three cars, a side gate leads to a covered storage area ideal for bikes, bins etc. To the rear of the property is a 30' rear garden laid to lawn with paved patio area, flower and shrub borders, timber fence surround with gated side access.

LOCAL AUTHORITY

East Herts District Council

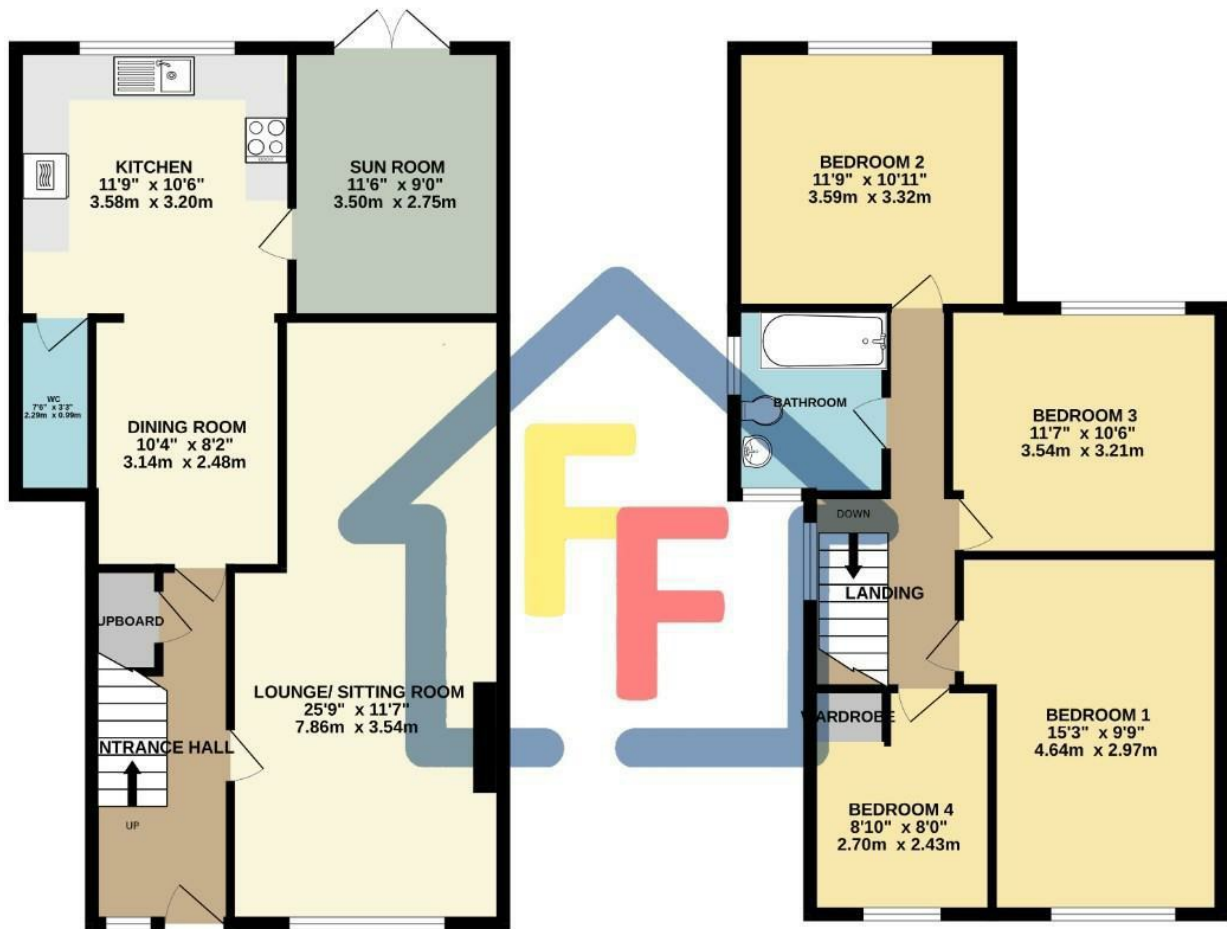
Tax Band: D

£2,005.09



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



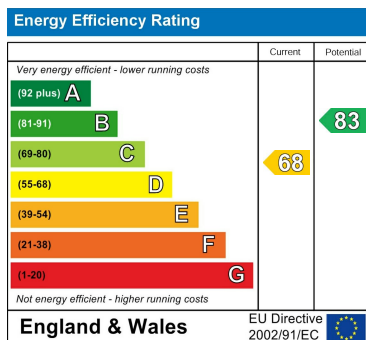
TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.

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

D

Energy Performance Graph



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