

FREEHOLD



House - Link Detached (EPC Rating: D)

HONEYBOURNE
BISHOP'S STORTFORD
CM23 4EF
Price Guide
£525,000

- NO ONWARD CHAIN
- IN NEED OF SOME IMPROVEMENT
- 4 BEDROOMS
- BATHROOM & ENSUITE SHOWER ROOM
- LOUNGE
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- INTEGRAL GARAGE



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4



2



2



D

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

****NO ONWARD CHAIN**** In need of some updating, a spacious 4 bedroom 2 bathroom linked detached family home situated in the very popular Thorley Park development within easy walking distance to all local amenities and the town centre only being a 10 minute drive or 20 minute walk away. The accommodation comprises entrance hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room whilst upstairs there are 4 bedrooms (one having an ensuite shower) and a family bathroom. Outside to the front there is a block paved shared driveway leading to the integral garage with parking in front. A side gate allows pedestrian access to the rear garden laid mainly to lawn with patio area and timber fence surround.

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, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to Stratford, 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, composite front door leading to:

ENTRANCE HALL

Laminate flooring, dado rail, ceiling coving, radiator, stairs to first floor with cupboard, doors off to:

CLOAKROOM

Corner wash hand basin with tiled splash back vanity cupboard under, WC with concealed cistern with shelf over, radiator, laminate flooring, frosted window to the front aspect.

LOUNGE

15'5" x 10'3"

Box bay window to the front aspect, feature fireplace, ceiling coving, radiator, TV & telephone points, double french doors through to:

DINING ROOM

11'10" x 8'3"

Dado rail, ceiling coving, radiator, serving hatch to kitchen, sliding patio doors to:

CONSERVATORY

8'2" x 6'6"

UPVC glazed panels, door leading to the rear garden, tiled flooring.

"L" SHAPED KITCHEN/BREAKFAST ROOM

16'11" x 12'9"

Range of wall and base units with drawers and cupboards under, work top surfaces over with tiled splash backs, inset stainless steel one and a quarter sink with mixer taps, breakfast bar, built in electric oven with gas hob and extractor hood over, space and plumbing for washing machine, integrated dishwasher, radiator, window to the rear aspect, door to rear garden, door to integral garage.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder, loft access, doors of to:

BEDROOM 1

16'7" x 9'4"

2 windows to the rear aspect, radiator, range of built in wardrobes, folding door to:

ENSUITE SHOWER ROOM

Shower cubicle with glazed sliding doors, wash hand basin with vanity cupboard under, frosted window to the side aspect, tiled walls, chrome heated towel rail.

BEDROOM 2

10'0" x 9'2"

Window to the front aspect, radiator, ceiling coving.

BEDROOM 3

10'4" x 7'5"

Window to the front aspect, radiator, ceiling coving, recess for wardrobe.

BEDROOM 4

19'9" x 8'2"

Window to the rear aspect, Velux to the front, range of fitted wardrobes and cupboards, radiator, ceiling coving, loft access.

BATHROOM

Bath, pedestal wash hand basin, WC with concealed cistern with shelf over, fully tiled walls, radiator, frosted window to the side aspect.

OUTSIDE



GARAGE

16'4" x 9'2"

A blocked paved driveway leads to the integral garage with power and light connected, parking in front

GARDENS

A side gate allows pedestrian access to the rear garden laid mainly to lawn with a paved patio area, timber fence surround.

LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2,200.66

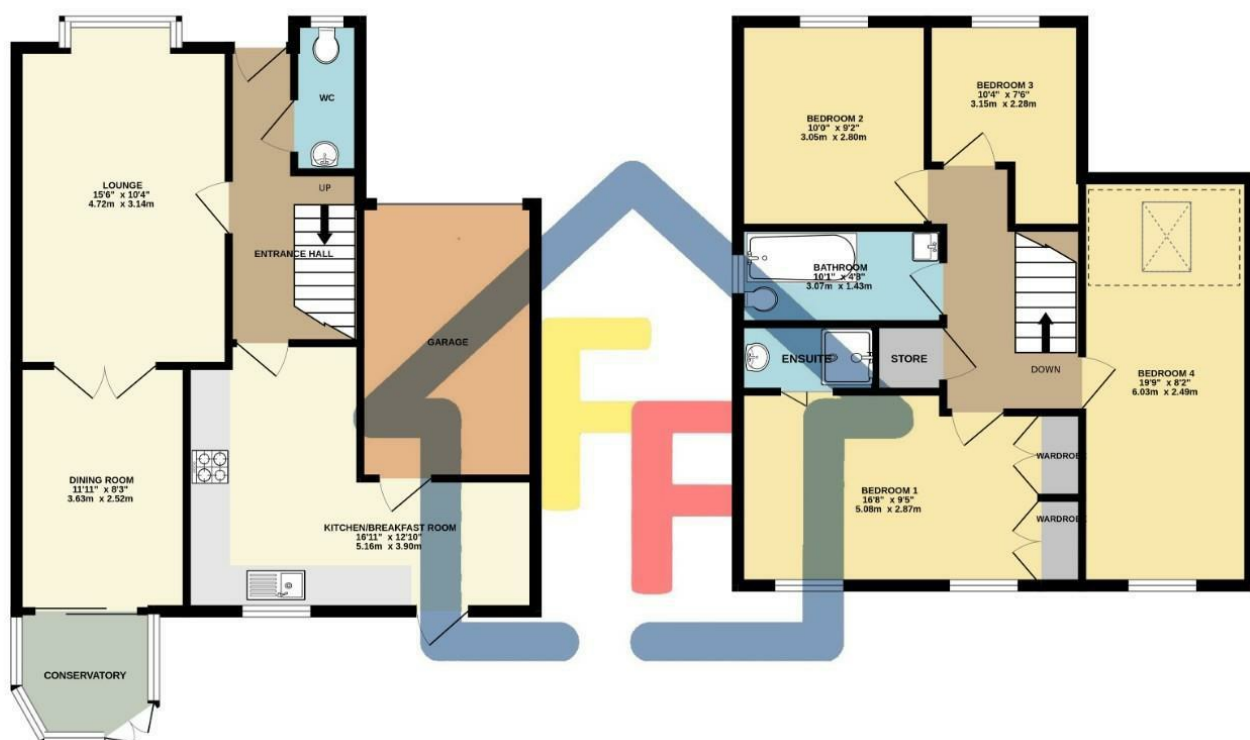
AGENT'S NOTE

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
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 sq.m.) approx.

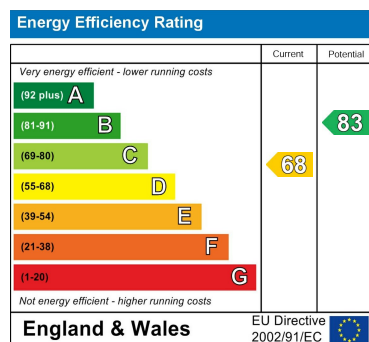
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



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