

FREEHOLD



House - Semi-Detached (EPC Rating: C)

RECTORY CLOSE THORLEY

CM23 4BG

Price Guide

£580,000



- EXTENDED 3 BEDROOM SEMI
- LARGE CORNER PLOT
- CONSISTS OF 2 PLOTS
- POTENTIAL DEVELOPMENT STPP
- SCOPE FOR FURTHER EXTENSION (PLANING LAPSED)
- KITCHEN/FAMILY ROOM
- DINING ROOM
- SNUG/TV ROOM
- SEMI RURAL LOCATION
- 10 MINUTE DRIVE FROM TOWN



Fordyce Furnivall
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3 Bedroom House - Semi-Detached located in Thorley

****BEING SOLD WITH 2 SEPARATE PLOTS OF LAND OF WHICH ONE COULD HAVE POTENTIAL DEVELOPMENT OPPORTUNITIES**** Much improved and extended by the present owners a spacious 3 bedroom semi detached 1940's family home set on a generous corner plot offering potential to extend subject to the necessary planning consents (permission was granted in 2017 but now lapsed for a single level side extension, ref: 3/17/0742/HH). The property is situated in a semi-rural location on the outskirts of Bishop's Stortford with views over open parkland to the front and backs directly onto the Southern County Park and a 10 minute drive into the town centre and mainline railway station. The versatile accommodation comprises entrance hall, TV room/snug, dining room, kitchen/family room, downstairs cloakroom whilst upstairs there are three bedroom and a newly installed shower room. Outside to the front there is a driveway offering off street parking for numerous vehicles, a side gate leads to the extensive rear garden laid mainly to lawn, decking area, large timber built shed, pond, fruit trees, pergola, herb garden all with timber fence surround. Additional features include LPG gas central heating and UPVC double glazed windows throughout.

GROUND FLOOR

ENCLOSED PORCH

Windows to the front and side aspects, opening to:

ENTRANCE HALL

Tiled flooring, designer radiator, stairs to first floor, doors off to:

DINING ROOM

17'0" x 13'7"

Window to the front aspect, open fireplace, covered radiator, inset ceiling spots, opening to:

KITCHEN/FAMILY ROOM

23'7" x 14'9"

Range of wall and base units with drawers and cupboards under, work top surfaces over, inset stainless steel sink, tiled splash back, windows to the rear aspect, integrated fridge/freezer, integrated dishwasher, built in Hotpoint double oven, induction hob with chimney style extractor hood over, breakfast bar, TV point, underfloor heating, patio door to the rear garden.

INNER LOBBY

UPVC door to the rear garden, door to:

CLOAKROOM

Low flush WC, wall mounted wash hand basin with tiled splash back, window to the side aspect, radiator.

SNUG/TV ROOM

16'10" x 10'7"

Window to the front aspect, TV point, ceiling coving, understairs storage cupboard with plumbing for washing machine, designer radiator.

FIRST FLOOR

LANDING

Access via pull down ladder to insulated loft space, window to the rear aspect, built in cupboard housing gas boiler, radiator, doors off to;

BEDROOM 1

13'5" x 10'0"

Radiator, window to the front aspect, full range of fitted wardrobes.

BEDROOM 2

10'7" x 10'7"

Radiator, window to the front aspect, built in cupboard.

BEDROOM 3

10'4" x 6'6"

Radiator, window to the rear aspect.

SHOWER ROOM

Newly fitted, walk in shower with glass screen, low flush WC, was hand basin with vanity unit under, heated ladder style towel rail, inset spots, frosted window to the rear aspect.

OUTSIDE

GARDENS

Front garden laid to lawn with picket fence surround, driveway affording off street parking for various vehicles. A side gate allows pedestrian access to the large rear garden, laid mainly to lawn with decking area, large timber built garden shed, pond, herb garden, pergola, herb garden, fruit trees.

PARKING

Off street parking for numerous vehicles

SERVICES

Electrics & water : Mains

Sewage: Communal septic tank - £25 quarterly maintenance.

Gas: Liquefied petroleum gas (LPG) Underground tank in the front garden.

Fibre Optic.

AGENT'S NOTE

As stated a previous planning application (now out of date) was approved for a single level one bedroom side extension, East Herts Planning ref: 3/17/0742/HH Single storey side extension.

Also, the land is on two separate title deeds so there might be a development opportunity subject to the usual permissions and permits.



LOCAL AUTHORITY

East Herts District Council

Tax band: D

£1,785.72

AGENT'S NOTE

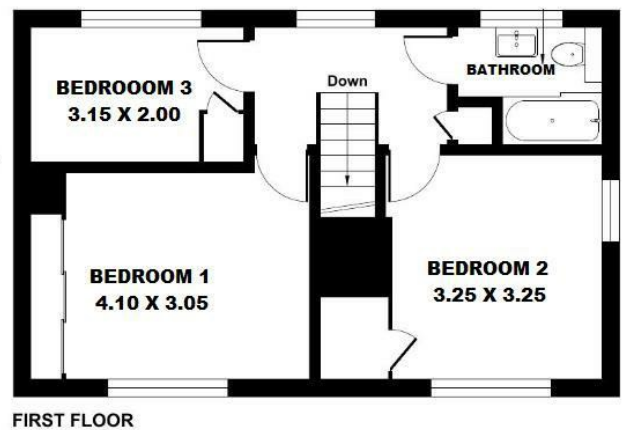
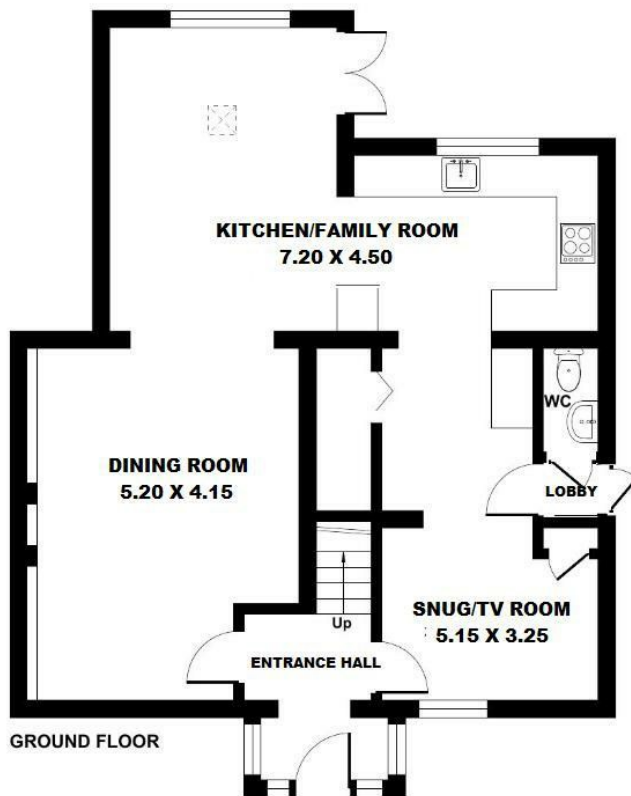
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



Rectory Close, Bishop's Stortford, CM23

Approximate Area = 1253 sq ft / 116.4 sq m

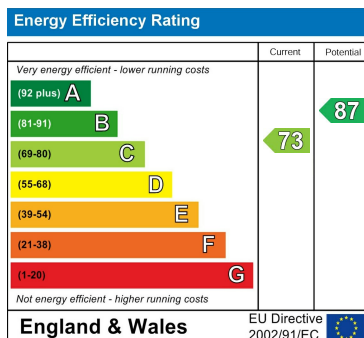
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Council Tax Band

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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.