

FREEHOLD



House - Detached (EPC Rating: D)

THORLEY PARK ROAD
BISHOP'S STORTFORD
CM23 3NG
Price Guide
£850,000

- BEAUTIFULLY PRESENTED
- 4/5 BEDROOM DETACHED
- LOUNGE
- DINING ROOM
- ORANGERY/SUN ROOM
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- 2 BATHROOMS (ONE ENSUITE)
- 75' REAR GARDEN
- GARAGE



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5



2



3



D

5 Bedroom House - Detached located in Bishop's Stortford

An exceptional extended 1930's detached 4/5 bedroom family home spread over three floors situated in a tree lined avenue close to local schools and shops and only a short walking distance to the town centre and mainline railway station. This beautifully presented property still maintains all the charm and character you would expect such as high ceilings, original floor boards, high skirting boards, dado and picture rails. The spacious accommodation comprises, entrance porch, entrance hall, lounge, dining room, kitchen/diner, orangery/sun room, downstairs cloakroom, on the first floor there are 4 bedrooms and two bathrooms one being an en suite shower room to the master and on the top floor there is a spacious bedroom with study area. Outside to the front there is a blocked paved driveway leading to an integral garage, lawned area with hedge surround. To the rear is a 75' south facing garden laid to lawn with timber and hedge borders, patio area and a timber built garden shed. Additional features include gas central heating and double glazing throughout.

SITUATION

Thorley Park Road is a very convenient and sought-after location, within a very short walking distance are three outstanding schools, Thorley Hill Primary School, Richard Whittington Primary School, and Boys High Secondary School plus a number of independent shops including a Tesco Express store. Nearby is the charming market town of Bishop's Stortford which provides excellent shopping and sporting facilities with two leisure centres plus a wide selection of restaurants and bars. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25 orbital motorway.

GROUND FLOOR

PORCH

Courtesy light, wooden front door with stained glass panels leading to:

ENTRANCE PORCH

Cloaks area, mosaic tiled flooring, wooden door with glazed panels through to:

ENTRANCE HALL

Wood floor, radiator, dado rail, under stairs cupboard, stairs to first floor.

LOUNGE

17'7" x 12'4"

Wood flooring, feature stone fireplace incorporating electric fire, with cupboards and shelving to one side, picture rail, designer radiator, TV and telephone points windows to the front aspect.

DINING ROOM

12'11" x 10'0"

Feature fireplace with display cabinet to one side, designer radiator, ceiling coving, picture rail, wood flooring, bi-folding doors to:

ORANGERY/SUN ROOM

12'9" x 9'6"

Luxury vinyl flooring, radiator, double glazed windows over

dwarf brick wall to the rear aspect, patio doors to the side, glass roof lantern,

KITCHEN/BREAKFAST ROOM

Fully fitted kitchen with matching base and eye level units and Granite work top surfaces over with matching upstands, inset ceramic one and a quarter sink with mixer tap, Neff induction hob with chimney style extractor hood over, Neff electric oven, Neff microwave, Neff steam oven, Neff warming cupboard, integrated dishwasher, space for tumble drier, space for American style fridge/freezer, space and plumbing for washing machine, island with Granite work tops with cupboards, drawers and wine cooler under, window to the rear aspect, luxury vinyl flooring, designer radiator, inset ceiling spots, Velux window, door to side.

CLOAKROOM

Low flush WC, wash hand basin with vanity cupboard under, tiled splash backs, radiator, extractor fan, wood floor.

FIRST FLOOR

LANDING

Airing cupboard housing newly fitted hot water cylinder, stairs to second floor, doors off to:

MASTER BEDROOM

13'1" x 10'0"

Full range of fitted wardrobes, TV & telephone points, picture rail, radiator, window to the front aspect with plantation shutters, door to:

ENSUITE SHOWER ROOM

Walk-in shower with tiled surround, low flush WC, wash hand basin with vanity unit under with tiled splash back, heated towel rail, frosted window to front aspect with plantation shutter blinds.

BEDROOM 2

11'1" x 10'0"

Window to rear aspect, picture rail, radiator, built in wardrobe.

BEDROOM 3

9'6" x 8'3"

Window to rear aspect, radiator.



BEDROOM 4

11'6" x 6'9"

Built in wardrobes, radiator, TV point, window to front aspect

BATHROOM

Open ended roll top bath with hand held shower unit, shower cubicle, wash hand basin with vanity unit under, low flush WC, chrome heated towel rail, ceiling coving, frosted windows to the rear aspect.

OUTSIDE

GARAGE

21'1" x 6'11"

Integral garage with up and over door, power and light connected, access to rear garden.

GARDEN

To the front of the property there is a block paved driveway affording off street parking for three vehicles leading to an integral garage, lawn area with hedge surround. The 75' x 30' rear garden is mainly laid to lawn with mature shrubs, paved patio area, timber built shed and timber fence surround.

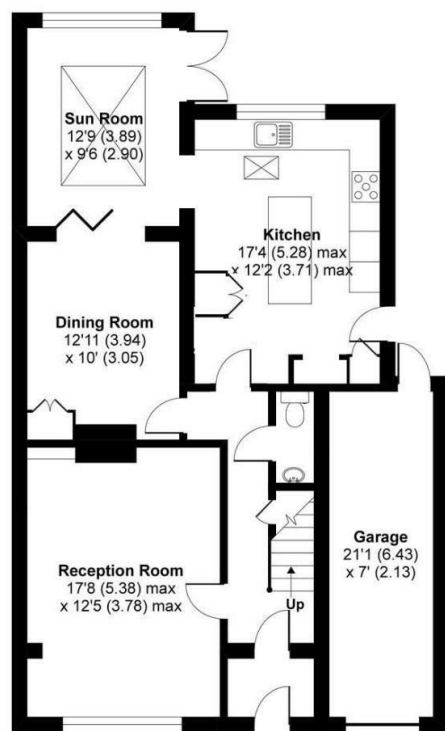
LOCAL AUTHORITY

East Herts District Council

Tax Band: E

£2,689.70

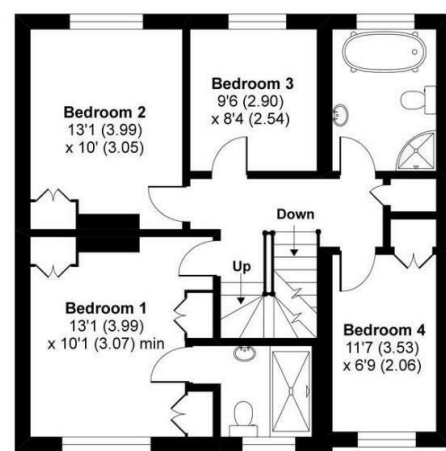




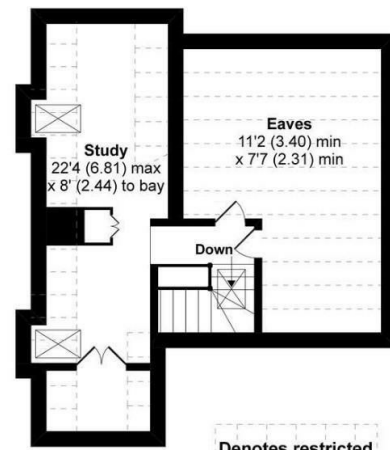
GROUND FLOOR



Approximate Area = 1912 sq ft / 177.6 sq m (includes garage)
 Limited Use Area(s) = 309 sq ft / 28.7 sq m
 Total = 2221 sq ft / 206.3 sq m
 For identification only - Not to scale



FIRST FLOOR



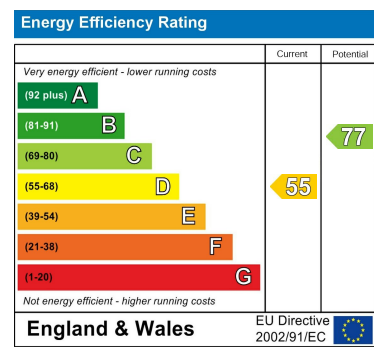
SECOND FLOOR

Denotes restricted head height

Council Tax Band

E

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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