

FREEHOLD



House - Semi-Detached (EPC Rating: D)

PROCTORS WAY
BISHOP'S STORTFORD
CM23 3HE
Price Guide
£650,000

- EXCEPTIONAL FAMILY HOME
- 5 BEDROOMS
- 2 BATHROOMS
- EXTENDED SEMI-DEATCHED
- 3 FLOORS
- LARGE CORNER PLOT
- LOUNGE
- KITCHEN/BREAKFAST ROOM/DINER
- CLOAKROOM
- GARAGE



Fordyce Furnivall
Residential Sales & Letting Agents



5



2



2



D

5 Bedroom House - Semi-Detached located in Bishop's Stortford

****NO ONWARD CHAIN**** An exceptional 5 bedroom extended semi detached property located on a generous corner plot situated in a highly sought after leafy road which is very well located for catchment to the town's Ofsted outstanding schools, and it is just a short walk from the train station and town centre. The accommodation which is spread over three floors, comprises on the ground floor entrance hall, lounge, open plan fully fitted kitchen/dining/family room, cloakroom. On the first floor there are 3 bedrooms and two bathrooms (one being the ensuite to the master) and on the top floor bedroom 4 and a further bedroom or home office. Outside to the front is a block paved driveway affording off street parking for up to 4 cars with a dwarf brick wall surround leading to a double garage. A side gate leads to the magnificent secluded rear garden featuring a well-maintained lawn, multiple decking and patio areas, and surrounded by mature trees for privacy. Thoughtfully landscaped with raised timber flower beds, a large timber shed (6m x 2m), and a charming summer house (6m x 3m). Additional features include gas central heating and UPVC central heating throughout.

SITUATION

Proctors Way is a highly sought after leafy road which is very well located for catchment to the towns Ofsted outstanding schools and it is just a short walk from the busy market town of Bishop's Stortford offering an excellent range of amenities, including multiple shopping facilities, cafes and restaurants, post office, doctor's surgery, Herts & Essex hospital and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 15 minutes' drive away.

GROUND FLOOR

COVERED PORCH

Steps leading to composite front door with glazed side panel, courtesy light.

ENTRANCE HALL

Wood flooring, radiator, ceiling coving, stairs to first floor with cupboard under, doors off to:

LOUNGE

22'2" x 11'4"

Wood flooring, covered radiators, ceiling coving, windows to the front aspect, storage cupboards, TV & Telephone points, feature decorative fireplace.

KITCHEN/BREAKFAST ROOM/DINER

32'8" x 19'9"

Range of wall and floor units with Corian work top surfaces over with glass splash backs, inset one and a quarter stainless steel sink with mixer tap, two built in AEG electric ovens, Neff induction hob with extractor over, integrated dishwasher, island with breakfast bar and cupboards under, window to the rear aspect, Velux window, laundry cupboard with plumbing for washing machine and shelving, LVP flooring, inset spots, door to garage, opening through to:

DINING ROOM AREA: 2 Velux windows, window to the rear aspect, sliding patio doors to the rear garden, ceiling coving, covered radiator.

CLOAKROOM

Wash hand basin with vanity unit under, low flush WC with concealed cistern, chrome heated towel rail, inset spots.

FIRST FLOOR

LANDING

Ceiling coving, window to the front aspect, covered radiator, stairs to the second floor, doors off to:

BEDROOM 1

16'2" x 15'9"

Wood flooring, covered radiators, window to the front aspect, inset spots, ceiling coving, walk in wardrobe with ample hanging space along with shelving.

ENSUITE SHOWER ROOM

Walk in shower, wash hand basin with vanity cupboard under, low flush WC with concealed cistern, chrome heated towel rail, inset spots, tiled walls and floor, extractor fan, frosted window to the rear aspect.

BEDROOM 2

11'8" x 10'5"

Wood flooring, radiator, window to the front aspect, ceiling coving, inset spots, fitted wardrobe with sliding mirrored doors,

BEDROOM 3

10'11" x 10'4"

Wood flooring, radiator, window to the rear aspect, ceiling coving, inset spots.

BATHROOM

Bath with hand held shower attachment, wall mounted wash hand basin, low flush WC, chrome heated towel rail, frosted window to the rear aspect, half tiled walls.

LANDING

Built in cupboards door off to:

BEDROOM 4

17'1" x 10'11"

Vaulted ceiling, electric radiator, eaves storage, Velux window.

BEDROOM 5

15'6" x 13'1"

Vaulted ceiling, electric radiator, eaves storage, Velux window.

OUTSIDE

GARAGE

16'3" x 15'10"

Double garage with up and over door, power and light connected.



GARDENS

Outside to the front is a block paved driveway affording off street parking for up to 4 cars with a dwarf brick wall surround leading to a double garage. A side gate leads to the magnificent secluded rear garden featuring a well-maintained lawn, multiple decking and patio areas, and surrounded by mature trees for privacy. Thoughtfully landscaped with raised timber flower beds, a large timber shed (6m x 2m), and a charming summer house (6m x 3m).

LOCAL AUTHORITY

East Herts District Council

Tax band: D

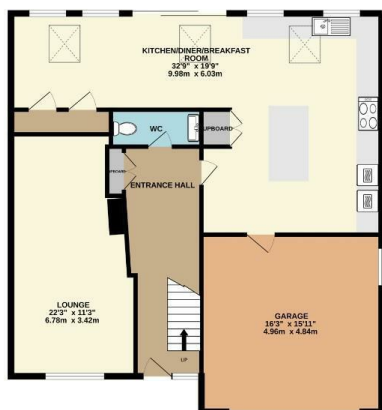
£2,200.66

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.



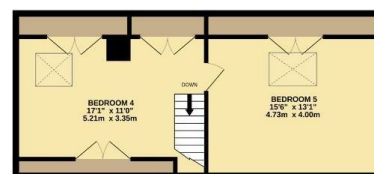
GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



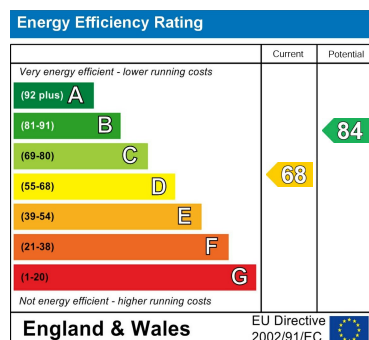
TOTAL FLOOR AREA: 2340 sq.ft. (217.4 sq.m.) approx.

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.