

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**THORLEY LANE**  
**BISHOP'S STORTFORD**  
**CM23 4AA**  
**Offers Over**  
**£550,000**



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 4 Bedroom House - Semi-Detached located in Bishop's Stortford

A spacious extended four bedroom semi detached family home situated on a non-estate location yet still within walking distance to local excellent schooling and the town and railway station. The well presented accommodation comprises entrance hall, lounge, kitchen, breakfast/dining area, cloakroom/utility room and once was the garage is now a versatile room currently being used as a hobbies room and home study. On the first floor there are four bedrooms (3 doubles and one single), family bathroom and an ensuite shower room to the master bedroom. The property enjoys an elevated position and to the front there is a block paved driveway affording off street parking for up to 3 cars, raised flower beds and hedge surround. The rear garden is laid with a combination of decking, decorative paving and shingle with raised flower beds, timber built garden shed. Additional benefits include gas central heating and UPVC windows.

## 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 town offers connections to London and the M25.

## GROUND FLOOR

### PORCH

Courtesy light, composite front door with glazed panels leading to:

### ENTRANCE HALL

Tiled flooring, stairs to first floor with cupboard under, cloaks area, designer radiator, doors off to:

### LOUNGE

23'7" x 12'2"

Window to the front aspect, sliding patio doors to the rear garden, ceiling coving, covered radiators, wood effect laminate flooring.

### KITCHEN/BREAKFAST ROOM

11'6" x 11'10"

Range of wall and base units with work top surfaces over, inset composite sink with mixer tap, tiled splash backs, undercounter fridge & separate freezer, space for Range style cooker, space for dishwasher, tiled flooring, window to the rear aspect, ceiling spots, Velux window, opening to:

### BREAKFAST/DINING AREA

18'4" x 9'0"

Windows and patio doors to rear garden, 2 x Velux windows, radiator, ceiling spots, door to:

### CLOAKROOM/UTILITY ROOM

Low flush WC, wall mounted wash hand basin with tiled splash back, tiled flooring, extractor fan, space and plumbing for washing machine, water softener, door to:

### PLAYROOM/HOBBY ROOM/STUDY

18'10" x 9'0"

Window to the front aspect, composite door to the front garden.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

18'3" x 9'9"

Laminate flooring, ceiling coving, covered radiator, window to the front aspect, inset ceiling spots

### ENSUITE SHOWER ROOM

Walk-in shower, low flush WC with vanity units to the side with shelving above, wash hand basin with vanity units under and shelving to either side, frosted window to the rear aspect, part tiled walls, chrome heated towel rail.

### BEDROOM 2

13'8" x 12'2"

Range of build in wardrobes with mirrored doors, radiator, ceiling coving, airing cupboard housing Valiant gas boiler. laminate flooring.

### BEDROOM 3

12'2" x 10'7"

Window to the rear aspect, radiator, ceiling coving.

### BEDROOM 4

9'0" x 8'7"

Window to the front aspect, radiator, ceiling coving, over stairs cupboard..

### BATHROOM

Bath with shower over, pedestal wash hand basin, low flush WC, chrome heated towel rail, frosted windows to the rear aspect, chrome heated towel rail, tiled walls and flooring.

## OUTSIDE

### GARDENS

To the front of the property there is a 60' block paved driveway affording off street parking for up to 3 cars, raised flower beds





and hedge surround. The 30' rear garden is laid with a combination of decking, decorative paving and shingle with raised flower beds, timber built garden shed.

#### LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2,339.63

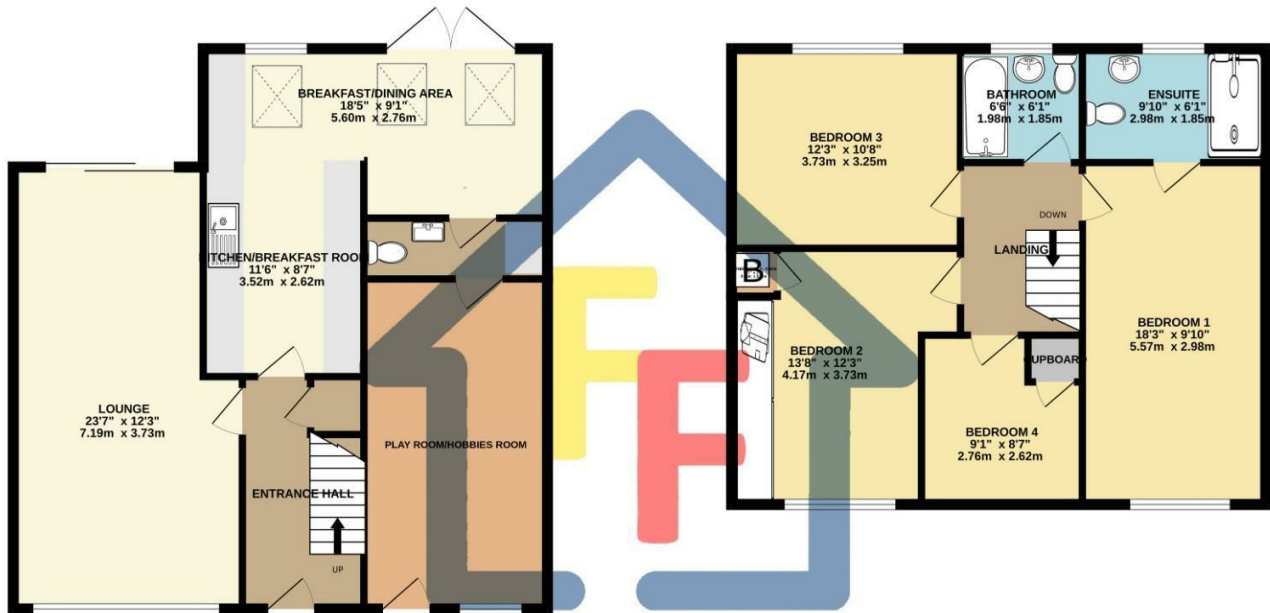
#### AGENT'S NOTE

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  
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



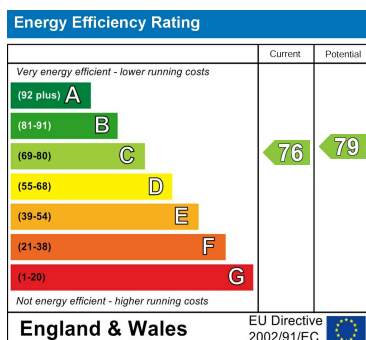
TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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.  
Made with Metropix ©2025

Council Tax Band

D

Energy Performance Graph



Call us on

01279 658758

[sales@fordycefurnivall.co.uk](mailto:sales@fordycefurnivall.co.uk)

[www.fordycefurnivall.co.uk](http://www.fordycefurnivall.co.uk)

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.