

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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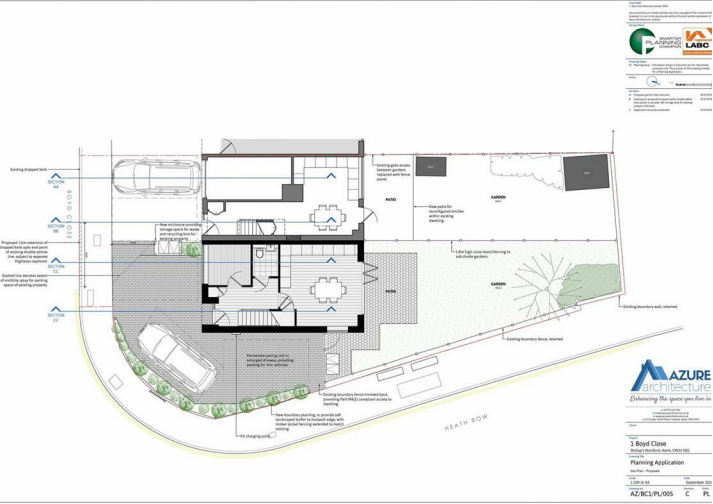


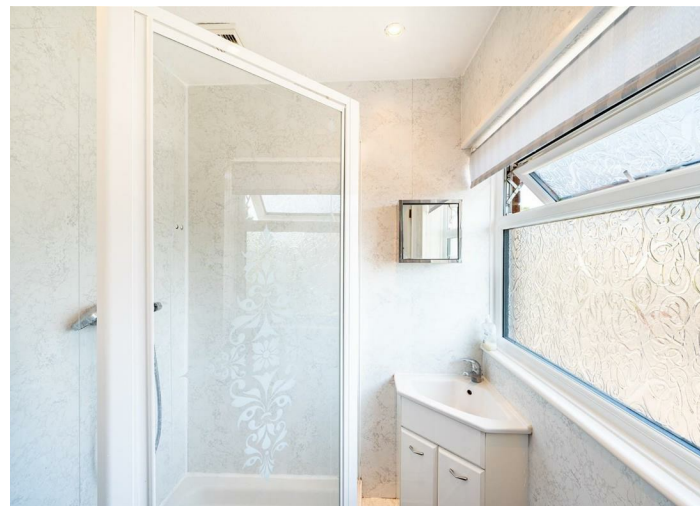
BOYD CLOSE, BISHOP'S STORTFORD, HERTS, CM23 5EG
OFFERS OVER £500,000



**BOYD CLOSE
BISHOP'S STORTFORD
HERTS
CM23 5EG**

****No Onward Chain***Planning Permission Granted For Separate New Build Dwelling*** Located on a quiet close in the commuter town of Bishops Stortford is this substantial four bedroom end of terrace family home with planning permission granted for a four bedroom new build property attached. The property is conveniently located within walking distance to local amenities. To view the current planning permission, please visit East Hertfordshire planning website and use the following reference:- 3/24/1852/FUL.*





Single Garage With Driveway

To the front of the property is a block paved driveway providing parking for multiple vehicles leading to a single garage with up & over door, power and lighting.

Garden

To the rear of the property is a patio area wrapping around the property with the remainder of the garden lawn. The garden further benefits from side access via a timber gate, various mature shrubs & trees, timber shed and is fully enclosed by timber fencing.

Planning Permission Information

Planning Strapline.

Demolition of existing extension to enable severance of garden for the erection of a 4 bedroom end of terrace dwelling and associated parking and extension to existing dropped kerb.

Planning Reference:- 3/24/1852/FUL

- Four Bedroom End Of Terrace Family Home
- Planning Permission Granted For A Four Bedroom New Build Dwelling
- Planning Reference :- 3/24/1852/FUL
- Single Garage With Ample Driveway Parking
- Enclosed Rear Garden
- Two Receptions
- Kitchen/Dining Room
- En-Suite & Family Bathroom
- Walking Distance To Local Amenities
- No Onward Chain

Entrance Hall

Built-in storage cupboard, wood effect flooring, radiator, power points, stairs rising to the first floor landing, doors to.

Cloakroom

UPVC double glazed opaque window to rear aspect, W.C, wash hand basin, heated towel rail, tiled flooring.

Playroom/Office

11'5" x 12'7" (3.49 x 3.85)

UPVC double glazed window to rear aspect, inset spotlights, radiator, power points, wood effect flooring.

Kitchen/Dining Room

22'4" x 9'5" (6.82 x 2.88)

UPVC double glazed windows to multiple aspects, base and eye level units with complimentary working surfaces over, inset double oven, five ring gas hob with extractor over, inset 1 1/2 bowl sink with drainer unit, space for fridge/freezer, space for washing machine, radiator, power points, wall mounted gas boiler, tiled flooring, UPVC double glazed single door to side aspect.

First Floor Landing

Doors to bedroom four, bathroom and opening to.

Lounge

16'0" x 14'6" (4.89 x 4.42)

Two UPVC double glazed opaque windows to front aspect, radiator, T.V point, power points, stairs rising to the second floor landing.





Bedroom Three
 11'4" x 7'11" (3.46 x 2.42)
 UPVC double glazed window to rear aspect, built-in single wardrobe, radiator, power points, wood effect flooring.

Family Bathroom
 UPVC double glazed opaque window to rear aspect, enclosed Jacuzzi bath with mixer taps & separate shower over, was hand basin, W.C, heated towel rail, fully tiled, inset spotlights, extractor fan.

Second Floor
 Doors to.

Principal Bedroom
 13'10" x 11'6" (4.23 x 3.53)
 UPVC double glazed window to front aspect, radiator, power points, door to.

En-Suite
 UPVC double glazed opaque window to front aspect, enclosed shower cubicle with glass enclosure, wash hand basin with vanity unit below, W.C, inset spotlights, extractor fan.

Bedroom Two
 14'9" x 6'10" (4.5 x 2.1)
 UPVC double glazed window to rear aspect, radiator, power points.

Bedroom Four
 11'8" x 6'3" (3.56 x 1.91)
 UPVC double glazed window to rear aspect, radiator, power points.

