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Independent Estate Agents and Valuers



25, Barley Hills, Bishop's Stortford, Herts, CM23 4DS

Guide price £499,995

GUIDE PRICE - £525,000 - £540,000. This beautifully refurbished and high-specification three-bedroom semi-detached home is tucked away at the end of a quiet cul-de-sac. The property enjoys a peaceful setting yet is within a short walk of highly regarded local schools, convenient shops and attractive green spaces.

The home has been thoughtfully upgraded throughout, featuring wet underfloor heating across the entire ground floor and a stunning open-plan living space designed for modern living. Bi-fold doors seamlessly connect the interior to the rear garden, creating a bright and versatile entertaining area. The quality fitted kitchen is equipped with integrated appliances, including a double oven, electric hob, and dishwasher.

Upstairs, the property continues to impress with three bedrooms and a large, fully tiled shower room incorporating a practical utility area. Additional benefits include a modern Vaillant combi boiler, private off-street parking to the front, and gated side access leading to the enclosed rear garden.

A superb opportunity to acquire a stylish, move-in-ready home in a desirable and convenient location.

The Council Tax Band is D / The EPC Rating is C

Impressive Open Plan Living Area

Fitted Kitchen

12'5" x 10'8" (3.81m x 3.27m)

Quality fitted kitchen with;

- Double oven
- Electric hob and extractor over
- Dishwasher
- Space for tall fridge/freezer



Sitting/Dining Area

23'8" max x 16'10" max (7.22m max x 5.14m max)

Large open plan living area with ample space for sofas and a dining table. Feature wall with electric fire and lighting - bi-folding doors across the entire width of the house.



Ground Floor Cloakroom

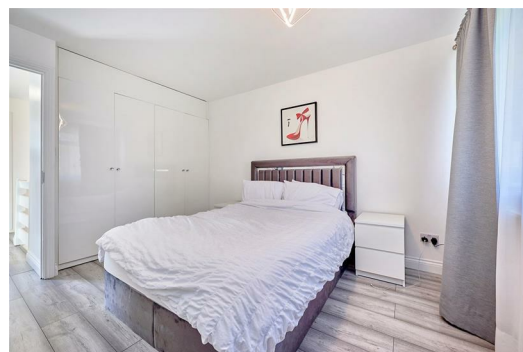
With WC and basin.

First Floor Landing

Bedroom 1

11'8" x 11'4" (3.58m x 3.46m)

Double bedroom.



Bedroom 2

9'5" x 9'1" (2.89m x 2.78m)

Double bedroom with storage cupboard.



Bedroom 3

9'3" x 6'11" (2.82m x 2.13m)



Fully Tiled Shower Room

14'2" x 4'10" max (4.32m x 1.49m max)

Large double shower and basin with drawers under, WC, full height storage cupboard and space for washing machine and tumble dryer.



Driveway

Private parking for one vehicle to the front.

Rear Garden

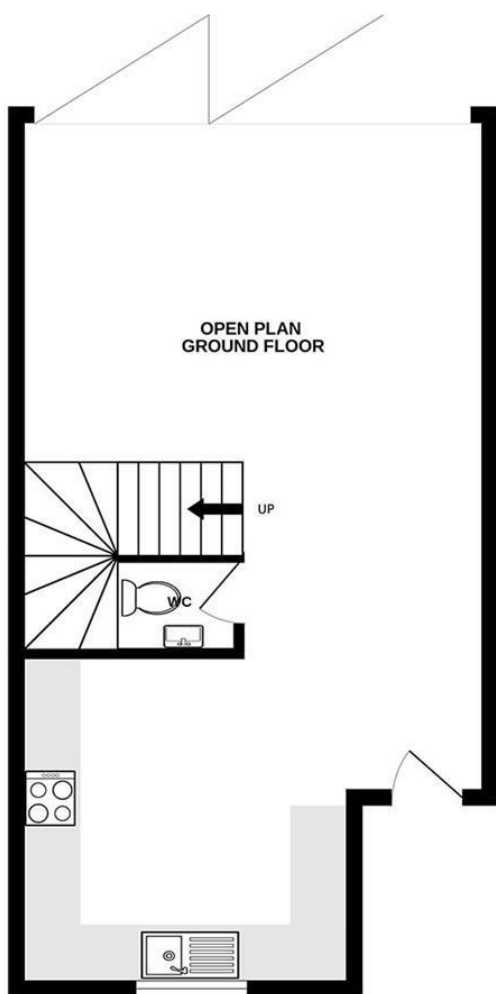
Gated side access leads from the driveway to the rear garden which has a patio and lawned area with a shed at the base.



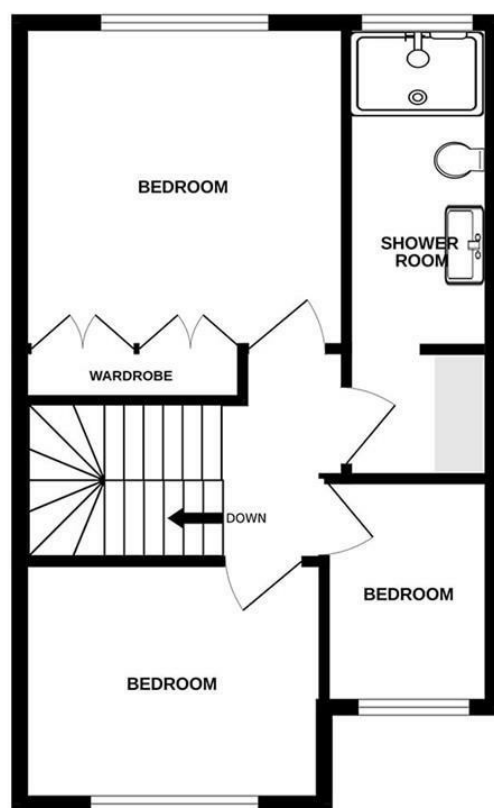
Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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