

FREEHOLD



House - Detached (EPC Rating: C)

MATHAMS DRIVE
BISHOP'S STORTFORD
CM23 4EN
Price Guide
£485,000

- DETACHED IN NEED OF SOME UPDATING
- 4 BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- CLOAKROOM
- CONVERTED GARAGE (STUDY/BEDROOM 5)
- SECLUDED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES



Fordyce Furnivall
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4



1



2



C

4 Bedroom House - Detached located in Bishop's Stortford

A 4 bedroom detached family home in need of some updating situated in the very popular Thorley Park development tucked away in a secluded position at the end of a quiet cul-de-sac along with only two other houses. The accommodation comprises entrance hall, downstairs cloakroom, living room, dining room and kitchen whilst upstairs there are 4 bedrooms and a family bathroom. Outside to the front is a large open plan lawn, a driveway affording off street parking for two cars leading to the garage which has been converted to part storeroom and study/bedroom 5. A side gate permits pedestrian access to the secluded south west facing garden laid mainly to lawn with a paved patio area, screen with mixture trees and timber fencing. Additional features include gas central heating (new combi boiler fitted last year), cavity wall insulation and a fully insulated loft.

SITUATED

Mathams Drive in Thorley Park is within easy walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance (8 minute drive) from the property and include multiple shopping facilities, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

GROUND FLOOR

PORCH

Courtesy light, wooden front door with glazed panel leading to:

ENTRANCE HALL

Glazed leaded windows to side aspect, radiator, boxed in utility units for gas and electric, glazed panel door leading to Lounge, door leading to:

CLOAKROOM

Low level WC, radiator, corner wall mounted wash hand basin with tiled splash backs and frosted glazed leaded window to front aspect.

LIVING ROOM

16'9" x 16'2"

Ceiling coving, two radiators, open plan stairs rising to first floor, double glazed sliding doors leading to patio area, TV point, door to the study/bedroom 5, archway leading to:-

STUDY/BEDROOM 5

12'0" x 8'5"

UPVC double glazed window to the rear aspect, radiator, wash hand basin.

DINING ROOM

11'3" x 8'9"

Radiator, leaded windows to front aspect, door leading to:

KITCHEN

12'1" x 7'8"

A range of wall and base units with rolled worktops over, ceramic sink with mixer tap, gas hob with electric oven below and concealed extractor fan over, space and plumbing for both washing machine and dishwasher, space for fridge and freezer, wall mounted newly fitted gas boiler, glazed leaded window to rear aspect and half glazed panel door leading to patio and rear garden.

FIRST FLOOR

LANDING

Airing cupboard, access to insulated and boarded loft with power & light, glazed leaded window to front aspect, doors leading to:

BEDROOM 1

12'11" x 10'3"

Fitted wardrobes with overhead storage cupboards, TV point, radiator, glazed leaded windows to rear aspect.

BEDROOM 2

8'4" x 8'8"

Fitted wardrobe with mirrored sliding doors, radiator, glazed leaded window to rear aspect

BEDROOM 3

8'8" x 6'2"

Radiator, leaded glazed box window to front aspect.

BEDROOM 4

6'11" x 6'2"

Built in cupboard, radiator, glazed leaded window to the front aspect.

BATHROOM

Bath with wall mounted Aquastream shower, fitted shower curtain and rail, low level WC, pedestal wash hand basin, fully tiled walls, radiator, obscured glazed leaded window to rear aspect.

OUTSIDE



CONVERTED GARAGE

11'11" x 8'5"

Pedestrian timber door leading to storage area and a further door leading to a bedroom/study with lighting, loft access, radiator, vanity unit with wash hand basin, UPVC double glazed window to the rear aspect, door to living room.

GARDENS

Outside, to the immediate front of the house there is a large open plan lawned front garden with a driveway to the side providing off-street parking for two vehicles and an electric car charging point. A gated side pedestrian access leads to the private secluded rear garden laid mainly to lawn with a patio area at the back of the house. The remainder of the garden has a shaped lawn and an abundance of mature flower and shrub, privacy hedging on the back boundary, two timber garden stores, outside water tap.

LOCAL AUTHORITY

East Herts District Council

Tax Band: E

£238.30 monthly

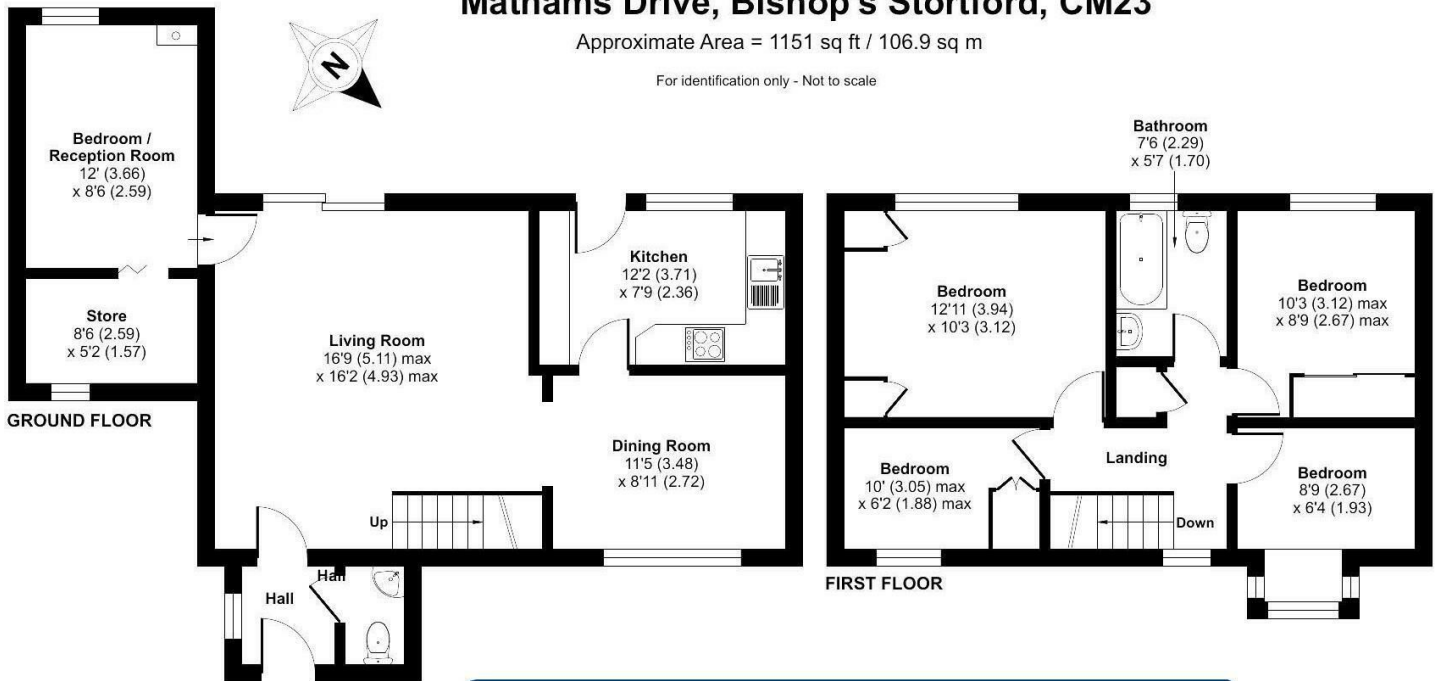
£2,859.55 yearly



Mathams Drive, Bishop's Stortford, CM23

Approximate Area = 1151 sq ft / 106.9 sq m

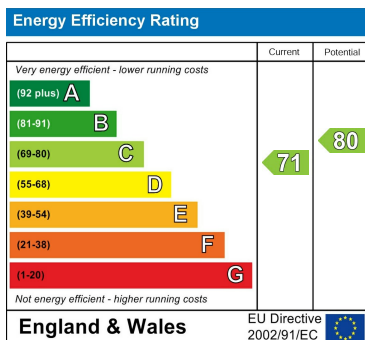
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Council Tax Band

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.

