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Established 1986

Independent Estate Agents and Valuers







6, Parsonage Lane, Bishop's Stortford, Hertfordshire, CM23 5BE

Guide price £599,995

A Rare Opportunity with Outstanding Potential.

This impressive detached bungalow occupies a generous 0.2-acre plot. The property features three double bedrooms, a well-proportioned layout and gas central heating, while the substantial 140ft south-facing rear garden is undoubtedly one of its standout features.

To the front, there is driveway parking for up to four vehicles, whilst the extensive rear garden is complemented by a number of useful outbuildings, including a dedicated home office.

The location is excellent with Snowley Parade shops just a five-minute walk away, the train station less than a mile away, and a selection of highly regarded primary and secondary schools within easy walking distance.

With its substantial plot, generous garden, excellent parking and scope to further improve or potentially extend (subject to the necessary consents), this is a fantastic opportunity and one not to be missed.

The Council Tax Band is E / The EPC Rating is TBC

Relocation agent network relocation-agent-network.co.uk rightmove allAgents.co.uk The Property Ombudsman

Entrance Porch
Ideal storage for coats and shoes.

Fitted Kitchen
11'9" x 10'1" (3.59m x 3.08m)
Fitted wall and base units, space for cooker and fridge/freezer. Fitted water softener and wall mounted gas fired boiler. Door to side.







Large Sitting/Dining Room
17'10" x 13'10" max (5.46m x 4.24m max)
Impressive room with bay window to the front and open fire.





Bedroom 1
12'5" x 12'4" (3.79m x 3.77m)
Double bedroom with dressing area and fitted wardrobes. Door opening onto the rear garden.





Wet Room
5'6" x 4'5" (1.70m x 1.36m)
WC, basin and wall mounted electric shower. Heated towel rail.



Bedroom 2
11'10" x 11'2" max (3.63m x 3.42m max)
Double bedroom with built in double wardrobe.





Bathroom
10'0" x 5'7" max (3.07m x 1.71m max)
Bath with electric wall mounted shower over, WC, basin and stainless steel heated towel rail. Airing cupboard with hot water cylinder.



First Floor

Bedroom 3
13'8" max x 14'9" (4.17m max x 4.51m)
Double bedroom with vaulted ceiling and eaves storage.





Front
Large driveway with parking for at least four vehicles. Gated side access through to the rear garden. Door to;



Garage
21'7" x 7'8" (6.60m x 2.34m)
With doors to the front and rear. Now utilised for storage with a utility area at the back including;

- Fitted sink
- Space for a washing machine and tumble dryer.

Power and light connected.

South Facing Rear Garden

Large 140ft rear garden interspersed with mature fruit trees. The garden is established with hedging and larger varieties of trees to the boundaries. There are various detached outbuildings, one of which has been used as a home office with power and light connected.









Garden Office

11'3" x 7'10" (3.44m x 2.40m)
Ideal home office or studio/gym.

Plot Boundary Plan



Disclaimer

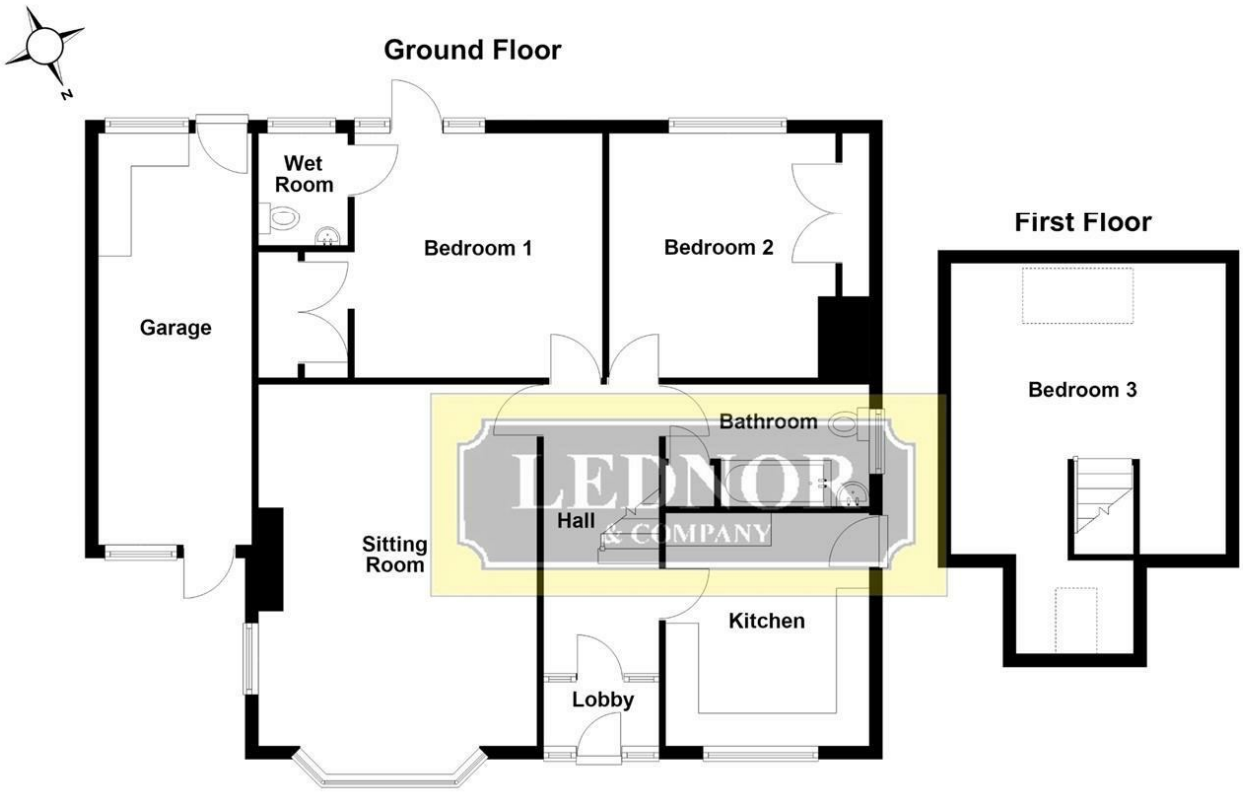
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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APPROX GROSS INTERNAL FLOOR AREA 1170 SQFT (excluding Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE