FREEHOLD







House - Semi-Detached (EPC Rating: B)

STORTFORD HALL PARK

BISHOP'S STORTFORD

CM23 5AP

Price Guide

£510,000

- EXTENDED 3 BEDROOM SEMI
- POPULAR LOCATION
- WALKING DISTANCE TO TOWN
- CATCHMENT AREA OF RENOWED SCHOOLS
- 24' LOUNGE WITH BI-FOLDING DOORS
- KITCHEN
- UTILITY
- STUDY
- DINING AREA
- 100' WEST FACING REAR GARDEN

Fordyce Furnivall
Residential Sales & Letting Agents

3 1 2 B

3 Bedroom House - Semi-Detached located in BISHOP'S STORTFORD

A well-presented light and airy thoughtfully extended three-bedroom semi-detached property, quietly situated in a popular residential cul-de-sac. The property is conveniently located within easy reach of the town centre and railway station, while also being within walking distance of a number of highly regarded secondary and primary schools, including Hockerill College, Herts & Essex High School, Birchwood High School, All Saints Primary School and Summer Croft Primary School. The spacious accommodation comprises entrance hall, study, impressive 24ft lounge, dining area, kitchen and utility room. Upstairs, there are three bedrooms and a family bathroom. To the front, a block-paved driveway provides off-street parking for two cars. To the rear is a particularly attractive 100ft west-facing garden, laid predominantly to lawn and featuring a patio area with a gazebo over, timber-built garden shed, timber fencing and gated rear access. Additional features include solar panels generating approximately £1,000 per annum through the sale of surplus electricity, a recently replaced roof over the kitchen, UPVC double-glazed windows, tri-folding doors to the garden from the lounge and gas central heating throughout.

SITUATION
Stortford Hall Park is a highly sought-after residential area, renowned for its excellent selection of both primary and secondary schools. The vibrant market town of Bishop's Stortford is just a 10-minute walk away and offers an extensive range of amenities, including a variety of shopping facilities, excellent schooling for all ages, and numerous sporting and social activities. Bishop's Stortford mainline railway station provides convenient connections to London Liverpool Street, Stansted Airport and Cambridge. For road links, the M11 is easily accessible just outside the town, providing direct connections to London and the M25. Not forgetting the excellent Snowley Parade which is a 6 - min walk from the property. Offering hairdressers, mini supermarket, chemist, bakery and Chinese takeaway and a local Fish and Chip shop.

GROUND FLOOR

PORCH
UPVC double glazed front door with glazed panels leading to:

ENTRANCE HALL
Stairs to first floor with cupboard under, radiator, wooden flooring, cloaks area, doors off to:

STUDY
9'3" x 7'10"
Window to the front aspect, wood flooring, radiator.

LOUNGE
23'8" x 12'2"
Feature fireplace with recently fitted tiled surround, window to the front aspect, TV & telephone points, wood flooring, bi-folding doors to the rear garden, opening to:

DINING ROOM
10'4" x 8'0"
Window to the rear aspect, tiled floor, opening to:

KITCHEN
16'9" x 7'3"
Range of wall and base units with wood working top surfaces, large pantry cupboard with drawers and cupboards under, one and a half ceramic sink with mixer tap, windows to the rear and side aspects, door leading to the patio, built in electric oven, gas hob with tiled floor, space and plumbing for dishwasher.

UTILITY ROOM
7'10" x 5'6"
Wall mounted cupboards, space and plumbing for washing machine with work top surface over, space for fridge/freezer and tumble drier, sky light window, door to:

CLOAKROOM
Low flush WC, tiled floor, skylight window.

FIRST FLOOR

LANDING
Window to the side aspect, access via pull down ladder to part boarded loft with combi gas boiler, doors off to:

BEDROOM 1
13'0" x 10'6"
Window to the front aspect, built in wardrobe, radiator.

BEDROOM 2
12'2" x 10'8"
Window to the front aspect, radiator, range of fitted wardrobes.

BEDROOM 3
8'10" x 7'10"
Window to the front aspect, radiator.

BATHROOM
Bath with shower over, glazed screen, rail and curtain, pedestal wash hand basin, low flush WC, chrome heated towel rail, fully tiled walls, lamenate flooring, frosted window to the rear aspect.

OUTSIDE

PARKING
To the front, a block-paved driveway provides off-street parking for two cars.



GARDEN
To the rear is a particularly attractive 100ft west-facing garden, laid predominantly to lawn and featuring a patio area with a gazebo over, timber-built garden shed, timber fencing and gated rear access.

LOCAL AUTHORITY
East Herts District Council
Tax Band: D

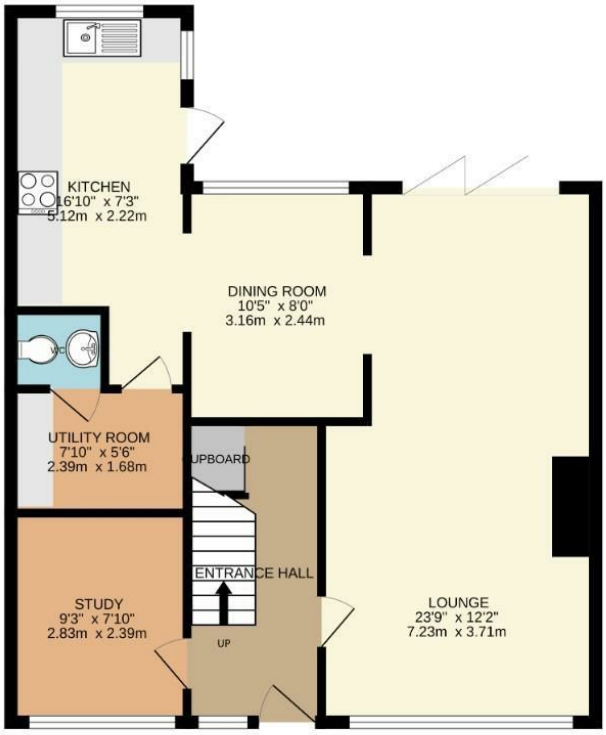
AGENT'S NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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.

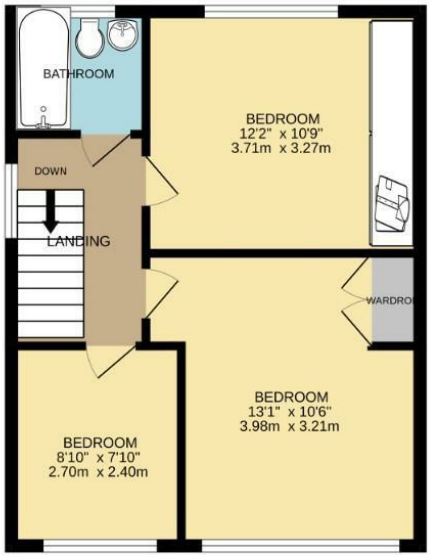




GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.





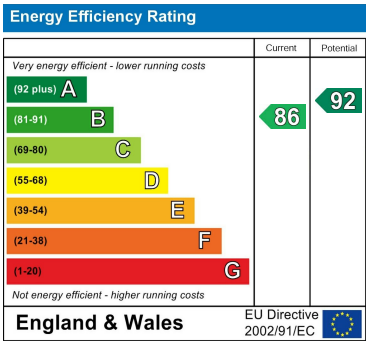
TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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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Council Tax Band

D

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.