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Bishop's Stortford  
Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**114, Stortford Hall Park, Bishop's Stortford, , CM23 5AP**

**Guide price £475,000**

Offered to the market with no onward chain, this attractive three-bedroom family home presents an excellent opportunity for buyers seeking a well-located property with scope to enhance and extend (subject to the usual planning consents). Tucked away in a quiet cul-de-sac, the property is ideally positioned within a short walk of highly regarded primary and secondary schools, including Hockerill Anglo-European College, as well as being just a 15-minute walk (approximately 0.8 miles) from the mainline train station.

The accommodation is well balanced for family living, featuring a spacious sitting/dining room with an open fire, a fitted kitchen, separate utility room and a convenient ground floor WC. Additional benefits include double glazing and gas fired central heating throughout.

Externally, the property boasts a generous rear garden extending to approximately 70ft, offering excellent outdoor space and further potential. To the front, there is driveway parking for two to three vehicles. Combining a peaceful setting with superb convenience and future potential, this home is an ideal choice for families and commuters alike.

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

## Entrance Hall

With under-stairs storage cupboard.

## Large Sitting/Dining Room

24'2" x 12'2" max (7.38m x 3.71m max)

Bright and airy open plan living area with fireplace and open fire, sliding doors to the rear garden and large window to the front.



**Fitted Kitchen**

10'3" x 8'0" (3.13m x 2.44m)

Fitted wall and base units, wall mounted gas fired boiler, pantry cupboard, space for cooker and washing machine.



**Utility Room**

7'1" x 7'1" (2.18m x 2.16m)

Door to rear garden and space for fridge/freezer and dishwasher.



**Inner Lobby**

Door to the side opening onto the driveway and door to;

**Ground Floor Cloakroom**

With WC and basin.

**First Floor Landing**

Access to all rooms and loft space which is not boarded.

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**Bedroom 1**

12'11" max x 10'5" max (3.94m max x 3.19m max)

Double bedroom with fitted wardrobes.



**Bedroom 2**

12'4" max x 10'6" (3.77m max x 3.21m)

Double bedroom with fitted wardrobes and airing cupboard.



**Bedroom 3**

8'3" max x 7'10" max (2.54m max x 2.41m max)

Bedroom with storage cupboard.



**Shower Room**

5'10" x 5'6" (1.79m x 1.68m)

With shower, basin, WC and stainless steel heated towel rail.



### Large Rear Garden

Spacious and established rear garden with a patio, large area of lawn and mature planting to the boundaries. The garden enjoys excellent privacy.



### Front

Paved front garden and block paved driveway with parking for two/three cars.

### Single Garage

15'3" x 8'0" (4.67m x 2.45m)

With power and light.



### 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.

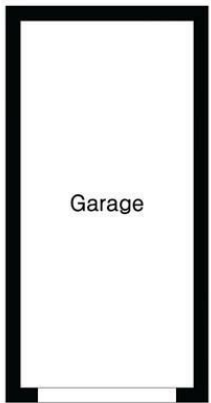
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**Approximate Gross Internal Area 993 sq ft - 93 sq m  
(Excluding Garage)**

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 449 sq ft – 42 sq m

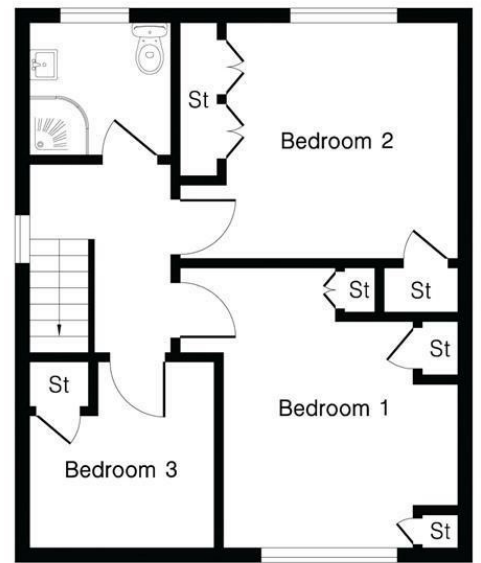
Garage Area 127 sq ft – 12 sq m



Garage



Ground Floor



First Floor