



Mathams Drive | Bishop's Stortford | CM23 4EN

Offers In Excess Of £385,000



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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE with driveway and garage. The ground floor comprises of a spacious entrance hall, fitted kitchen with a range of wall and base units, living room to rear with French doors leading out to garden. Upstairs benefits from a double bedroom, two single bedrooms and a family bathroom suite. The rear garden is well established with two patios and a grape vine pergola. The property has been redecorated throughout and is available with no onward chain. Online virtual tour available.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: D
- Semi-Detached House
- No Onward Chain
- EPC Rating: C

#### Front

Front garden mostly laid to lawn with steps up to UPVC front door. Block paved driveway with up and over door into garage.

#### Entrance Hall

9'5" x 5'9" (2.87m x 1.75m)

Radiator to wall. Open staircase to first floor. Archway through to kitchen. Open plan to living room. Cupboard housing gas meter, electric meter and distribution board. Recessed spotlights in ceiling.





### Kitchen

9'2" x 7'6" (2.79m x 2.29m)

UPVC double glazed window to front. Various wall and base units with laminate worktops, 1.5 stainless steel sink and drainer with chrome mixer tap. Integral electric double oven and gas hob with cooker hood above. Space/plumbing for washing machine, dishwasher and fridge freezer. Archway to entrance hall.

### Living Room

15'4" x 13'7" (4.67m x 4.14m)

Radiator to wall. UPVC double glazed French doors to garden. Open plan to entrance hall. Recessed spotlights in ceiling.

### Landing

9'4" x 5'11" (2.84m x 1.80m)

UPVC double glazed window to side aspect. Internal doors to bedrooms, bathroom and airing cupboard (housing gas combination boiler and radiator to wall). Loft hatch above (boarded with ladder and light).

### Bedroom One

8'3" x 13'5" (2.51m x 4.09m)

UPVC double glazed window to front. Radiator to wall. Cupboard over stairs (no door). Internal door to landing.

### Bedroom Two

9'6" x 5'10" (2.90m x 1.78m)

UPVC double glazed window to rear. Radiator to wall. Internal door to landing.

### Bedroom Three

6'7" x 7'6" (2.01m x 2.29m)

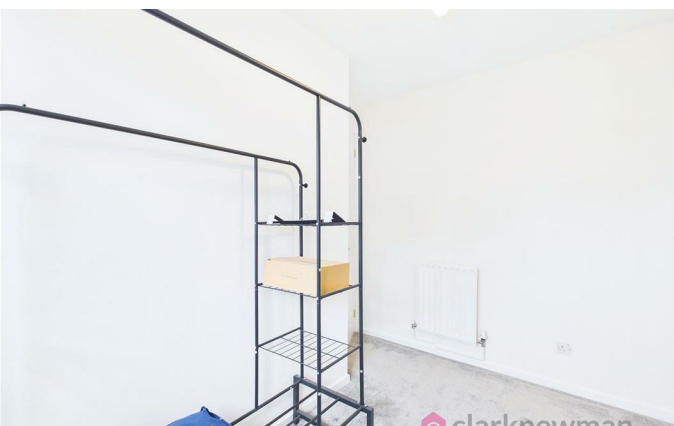
UPVC double glazed window to rear. Radiator to wall. Internal door to landing.

### Bathroom

6'3" x 7'4" (1.91m x 2.24m)

Fully tiled suite comprising of white WC, vanity sink and bath with glass screen and thermostatic shower above. Extractor fan and recessed spotlights in ceiling. Chrome heated towel rail to wall.





## Garden

Mostly laid to lawn with established plants, patio by rear doors with access into garage via glazed door. A second patio at the rear of the garden with grape vine pergola. Timber shed.

## Garage

17'6" x 8'10" (5.33m x 2.69m)

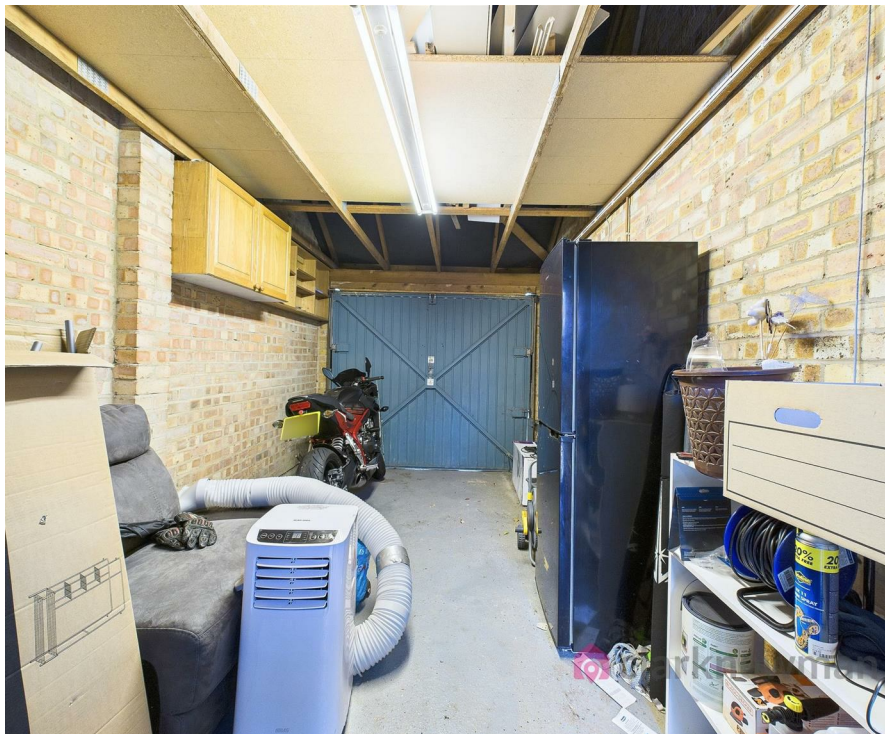
Up and over door to front with UPVC double glazed door into garden. Lighting and power sockets.

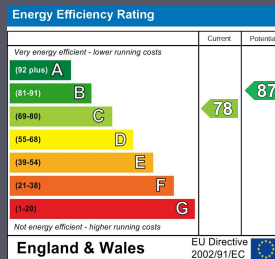
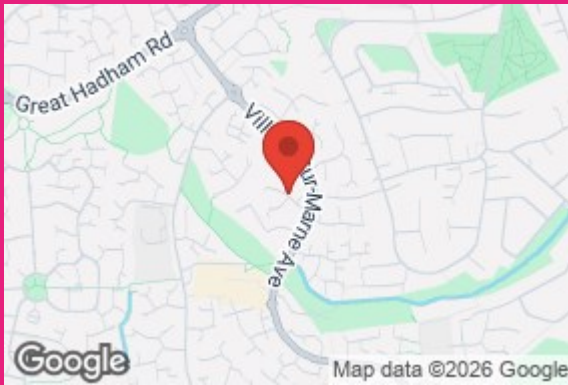
## Local Area

Mathams Drive is a sought-after residential area within easy reach of Bishop's Stortford's thriving town centre, offering a superb selection of shops, cafés, restaurants, and leisure facilities. The property is conveniently located approximately 1.5 miles from Bishop's Stortford train station, which provides direct services to London Liverpool Street in around 40 minutes. Excellent schooling options are available nearby, along with attractive parks and countryside walks, making this a popular location for families and commuters alike.

## HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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