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Bishop's Stortford
Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers

31, Dane Park, Bishop's Stortford, Hertfordshire, CM23 2PR

Guide price £675,000

This four bedroom detached family home enjoys an enviable location just a five-minute walk from Bishop's Stortford College and approximately fifteen minutes on foot to the town centre. Set back from the road, there is parking for at least four vehicles to the front and a large front garden. The driveway leads onto a single garage which has potential to convert to additional living space if required.

Inside, this home offers well-proportioned and welcoming accommodation, including a charming living space centred around a brick fireplace with open fire, creating a warm and inviting atmosphere. The accommodation flows nicely with the sitting room leading through to a bright and spacious open plan kitchen/dining room. On the first floor, there are four bedrooms and a family bathroom.

To the rear, the property boasts a particularly private and tranquil garden, beautifully stocked with a variety of mature trees and plants, creating a peaceful outdoor retreat ideal for both relaxing and entertaining.

The council tax band is F / The EPC Rating is D

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

Entrance Hall
With storage cupboard.

Large Sitting Room/Family Room
22'10" max x 14'11" > 8'2" (6.97m max x 4.56m > 2.50m)
Brick fireplace with open fire, doors opening through to the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

24'5" x 10'9" max (7.46m x 3.29m max)

Fitted kitchen with space for a tall fridge/freezer, washing machine and dishwasher. Integrated electric oven with extractor over and a door to rear garden.

Study Area

Inner Hall
Stairs to the first floor and ground floor cloakroom with WC and basin.

First Floor Landing
Doors to all rooms and access to the loft which is mostly boarded with a fitted ladder and light.

Bedroom 1
12'4" x 12'0" (3.78m x 3.67m)
Double bedroom with built in wardrobes.

Bedroom 2
10'11" x 9'8" (3.33m x 2.97m)
Double bedroom with basin and vanity unit.

Bedroom 3
11'8" x 8'2" (3.58m x 2.50)
Double bedroom.

Bedroom 4
7'9" x 7'3" (2.38m x 2.22)
With built in double wardrobe.

First Floor Bathroom
10'0" x 6'8" (3.07m x 2.04m)
Bath with shower over, vanity unit with basin and airing cupboard with hot water cylinder and gas fired boiler. The boiler was last serviced in 2025.

Rear Garden
Extremely private and mature rear garden with an abundance of established trees and plants. The plot is wide and there is space along both sides of the house for gated side access and excellent storage. The garden features a pond and greenhouse.

Garage
17'10" x 9'2" (5.45m x 2.80m)
Single garage with an up and over door to the front, door to the side, power and light. The garage could easily be converted into additional living accommodation.

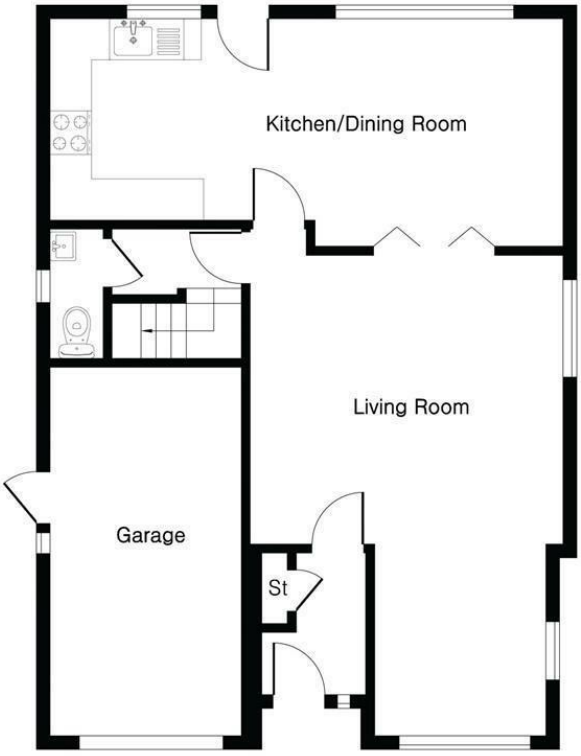
Front
There is a large driveway providing parking for four cars and a spacious and well maintained front garden.

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

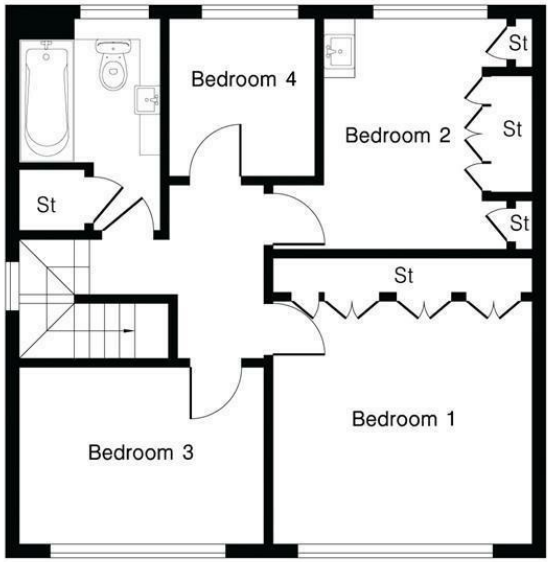
LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

Approximate Gross Internal Area 1255 sq ft - 117 sq m
(Excluding Garage)

Ground Floor Area 642 sq ft – 60 sq m
First Floor Area 613 sq ft – 57 sq m
Garage Area 160 sq ft – 15 sq m



Ground Floor



First Floor