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Established 1986

Independent Estate Agents and Valuers



90, Ashdale, Bishop's Stortford, Hertfordshire, CM23 4EB

Guide price £350,000

A well-presented two-bedroom home enjoying a peaceful cul-de-sac position, conveniently located close to Thorley Neighbourhood Centre and surrounding parkland.

Offering well-proportioned accommodation throughout, the property features a comfortable sitting room with gas fire, two spacious bedrooms with built-in wardrobes and a first-floor shower room. The home benefits from double glazed windows and doors throughout, together with gas central heating.

Externally, there is driveway parking for two cars and a sunny rear garden, which enjoys two separate patio seating areas and a useful garden shed. Excellent schooling options are within walking distance.

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

Entrance Porch

Door leading to;



Sitting Room

13'10" x 12'11" max (4.22m x 3.96m max)
Bright and spacious reception room with gas fire.



Kitchen/Dining Room

12'10" x 10'9" (3.93m x 3.29m)

The kitchen has fitted wall and base units, and;

- Space for a fridge/freezer and space for a further single fridge or freezer
- Space for cooker and washing machine
- Wall mounted gas fired boiler



First Floor Landing

Doors to all rooms and an airing cupboard with a hot water cylinder.



Bedroom 1

12'2" max x 10'8" max (3.71m max x 3.27m max)

Double bedroom with built in double wardrobe. Large storage cupboard.



Bedroom 2

10'3" x 6'5" (3.14m x 1.96m)

Built in double wardrobe.



Shower Room

6'8" x 6'2" (2.05m x 1.89m)

Access to boarded loft space which has a ladder. Double shower, WC, vanity unit with basin and stainless steel heated towel rail.



Front

To the front of the property there is driveway parking for two cars. Gated side access leads to;

Rear Garden

There are two sunny patio areas and a well maintained lawn. There is a shed at the base of the garden.



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

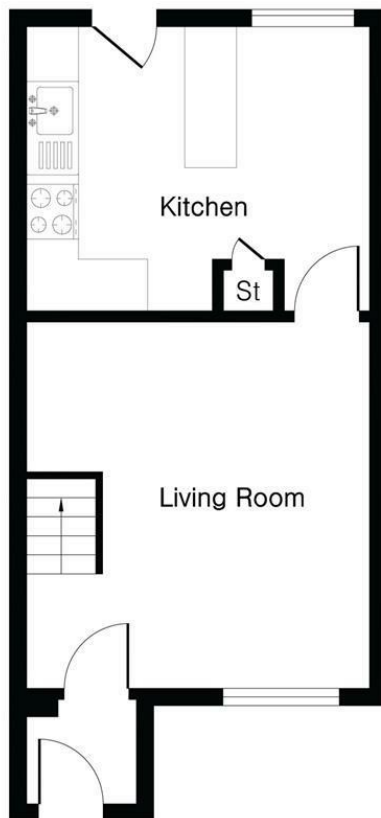
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict 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.

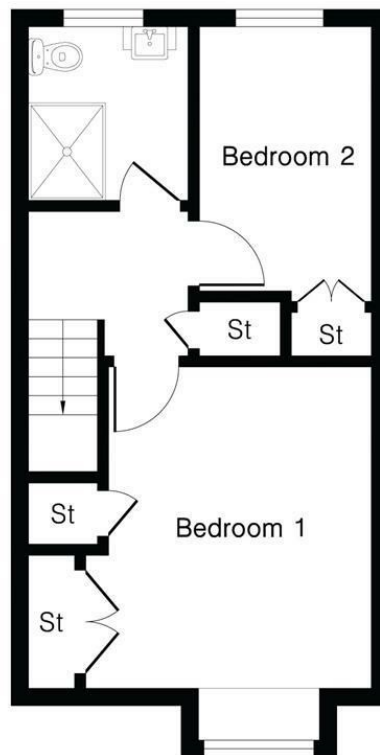
Approximate Gross Internal Area 682 sq ft - 63 sq m

Ground Floor Area 346 sq ft - 32 sq m

First Floor Area 336 sq ft - 31 sq m



Ground Floor



First Floor