

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**DUNMOW ROAD**  
**BISHOP'S STORTFORD**  
**CM23 5HW**  
**Price Guide**  
**£375,000**

- 3 BEDROOM SEMI DETACHED
- IN NEED OF SOME UPDATING
- LOUNGE
- DINING ROOM
- CONSERVATORY
- KITCHEN
- BATHROOM
- DOWNSTAIRS CLOAKROOM
- 50' SOUTH FACING GARDEN
- DETACHED GARAGE



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 3 Bedroom House - Semi-Detached located in Bishop's Stortford

**\*\*NO ONWARD CHAIN\*\*** A well-proportioned three-bedroom semi-detached family home, ideally located within easy walking distance of the town centre, railway station, and a choice of local schools at both primary and secondary levels. The property offers spacious accommodation comprising an entrance hall, downstairs cloakroom, lounge, separate dining room, kitchen, and a bright conservatory. Upstairs, there are three bedrooms and a family bathroom. Outside, the front garden is mainly laid to lawn with a dwarf brick wall and timber fencing, while a side gate provides access to the generous rear garden, also laid to lawn with established flower and shrub borders. A detached single garage is positioned at the end of the garden. Additional benefits include gas central heating and UPVC double glazing throughout. While the property would benefit from some updating, it presents an excellent opportunity to create a wonderful family home in a popular residential location.

## SITUATION

Located on a popular residential road and only a short walking distance away is the busy market town of Bishop's Stortford offering an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages including two of the area's most highly-regarded secondary schools, Hockerill Anglo European College and the Hertfordshire and Essex High School and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

## GROUND FLOOR

### PORCH

UPVC front door with glazed panels leading to:

### ENTRANCE HALL

Radiator, stairs to the first floor, doors off to:

### CLOAKROOM

Low flush WC, wash hand basin, radiator, frosted UPVC window to the side.

### LOUNGE

11'1" x 11'1"

UPVC glazed bay window to the front, TV & Telephone points, radiator.

### DINING ROOM

13'1" x 10'5"

UPVC window to the rear, radiator.

### KITCHEN

13'8" x 6'9"

Range of wall and base units, inset stainless steel sink, space and plumbing for washing machine and dishwasher, standalone electric oven, radiator, UPVC window to the side, door to rear garden.

## CONSERVATORY

9'6" x 8'2"

Dwarf brick wall with UPVC double glazed panels over, door to the garden.

## FIRST FLOOR

### LANDING

UPVC window to the side, access loft, doors off to:

### BEDROOM 1

12'9" x 10'6"

Radiator, UPVC window to the rear.

### BEDROOM 2

11'5" x 10'5"

UPVC window to the front, radiator, airing cupboard housing hot water cylinder.

### BEDROOM 3

6'10" x 5'10"

UPVC window to the front, radiator.

## BATHROOM

Low flush WC, bath with shower over, pedestal wash hand basin, frosted UPVC window to the rear.

## OUTSIDE

### GARDEN

The south facing 50' rear garden is mainly laid to lawn with flower and shrub borders, paved pathway leading to rear gated access and garage.

## GARAGE & PARKING

Access to the garage at the rear of the property via Wayletts Drive. Permit parking is also available

## LOCAL AUTHORITY

East Herts District Council

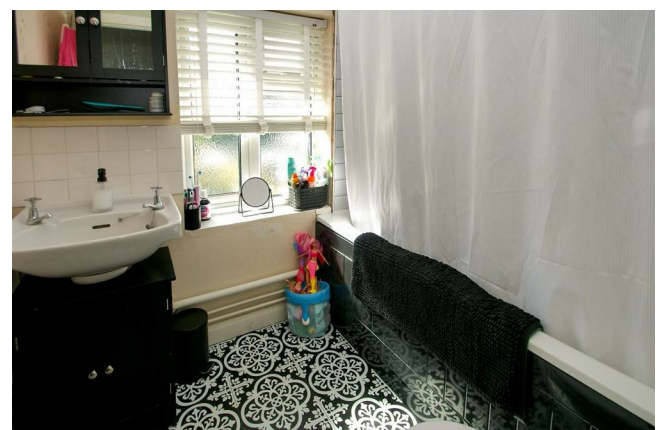


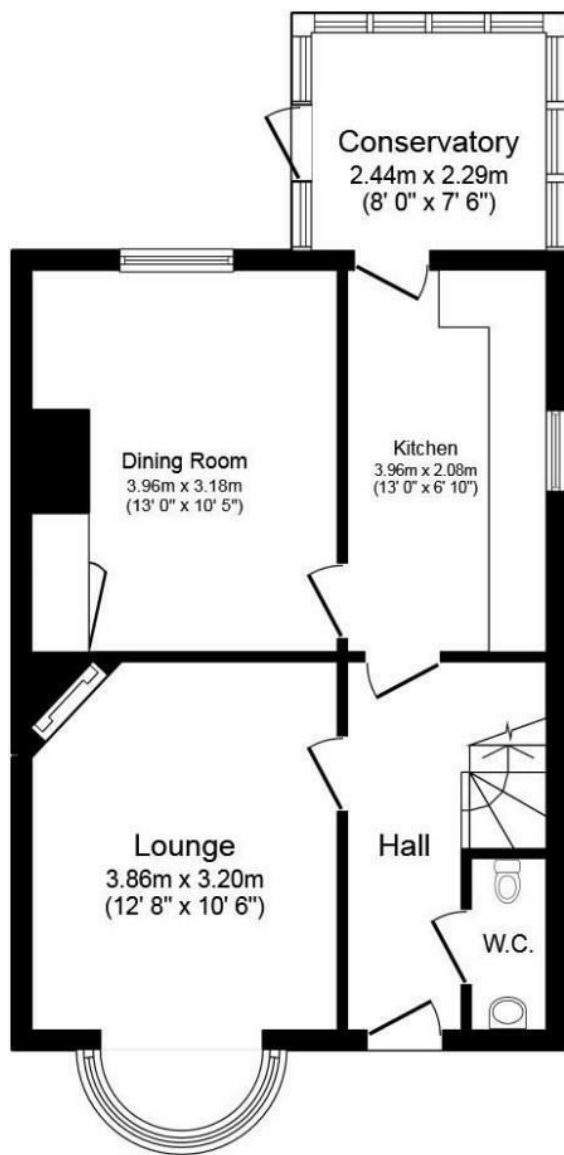


Tax Band: C  
£2,079.67

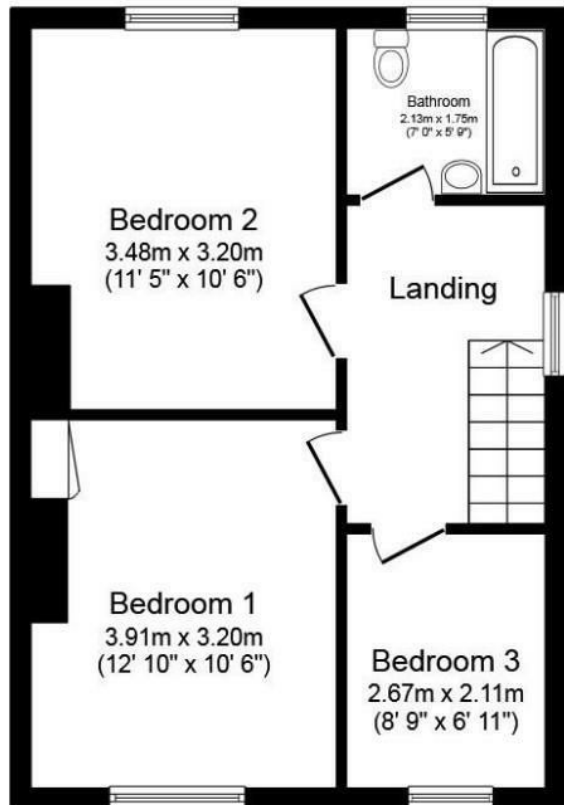
#### AGENT'S NOTE

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



## First Floor

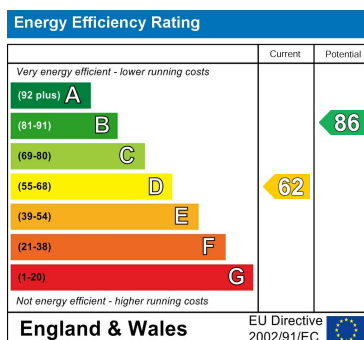
Total floor area 93.3 sq.m. (1,004 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Council Tax Band

**C**

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.