

FREEHOLD



Bungalow - Semi Detached (EPC Rating: D)

HEATH ROW

BISHOP'S STORTFORD

CM23 5DF

Price Guide

£500,000

- EXTENDED SEMI DETACHED BUNGALOW
- 3 BEDROOMS
- 2 WET ROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- ANNEX WITH SHOWER ROOM
- SUMMERHOUSE/OFFICE
- WHEELCHAIR FRIENDLY
- TOTALLY RENOVATED



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



2



D

3 Bedroom Bungalow - Semi Detached located in Bishop's Stortford

Beautifully presented throughout an extended 3 bedroom 2 bathroom semi detached bungalow and can be further extended into the loft, situated only a short distance away from a local parade of shops & schools and within walking distance to the town centre and railway station. Much improved by the current owners, the accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, 3 bedrooms and 2 wet rooms (one being an ensuite to the master bedroom). Additionally the garage has been converted to a one bedroom annex with a shower room, there is also a 5 x 4 summerhouse that is currently being used as an office. To the front there is off street parking for at least 4 cars and to the rear the garden is part paved patio and part artificial grass. Additional benefits include the whole property both inside and out is wheelchair friendly, gas central heating (newly fitted gas combi boiler) and UPVC double glazing through out.

SITUATION

Situated just off of Parsonage Lane which is within walking distance to local shops including a post office, butchers, supermarket, bakers, off licence, bookmakers, dry cleaners, pharmacy, fish n chip shop and takeaway Chinese and is only a short drive into the market town of Bishop's Stortford offering further shopping facilities. Bishop's Stortford offers an excellent choice of primary and secondary schools plus there is a wide range of recreational activities including local restaurants to suit all tastes, wine bars, local gym plus the mainline station serves London Liverpool Street, Cambridge and Stansted Airport. There is nearby access for the M11 and M25 motorways giving an easy onward journey to London or the north.

PORCH

UPVC front door with glazed panels leading to:

ENTRANCE HALL

Radiator, access to the insulated loft, laminate flooring.

LOUNGE

12'3" x 9'10"

Radiator, laminate flooring, TV point, opening through to:

DINING ROOM

18'8" x 12'3"

Vaulted ceiling with Velux windows, radiator, windows and patio doors leading to the rear garden, opening to:

KITCHEN/BREAKFAST ROOM

14'1" x 9'10"

Recently refitted with an extensive range of matching base and eye level units incorporating cupboards and drawers with complimentary work surfaces over, tiled splash backs, undercabinet lighting, inset sink and mono bloc mixer taps, built in electric oven with induction hob with chimney style extractor hood over, water softener, two undercounter integrated fridges, space and plumbing for dishwasher, laminate flooring, breakfast bar, window to the side aspect, sliding door to:

UTILITY ROOM

Space and plumbing for washing machine.

BEDROOM 1

16'11" x 9'2"

Corner window to the rear and side aspects, sun tunnel, radiator, laminate flooring. TV point, inset ceiling spots, door to:

ENSUITE WET ROOM

Fully tiled walls and floor, low flush WC, shower, wall mounted wash hand basin, extractor fan, underfloor heating.

BEDROOM 2

11'5" x 11'0"

Bay window to the front aspect with plantation shutter blinds, radiator, laminate flooring.

BEDROOM 3

11'5" x 8'6"

Window to the front aspect with plantation shutter blinds, radiator, laminate flooring.

WET ROOM

Fully tiled walls and floor, walk in shower, low flush WC, wash hand basin with vanity unit under, frosted window to the side aspect, underfloor heating.

OUTSIDE

ANNEX

18'8" x 9'2"

Originally the garage now converted to an annex, vinyl flooring, door to the front and to the rear garden, window to the front and rear aspects, radiator, shower room with WC and wash hand basin.

SUMMERHOUSE

16'4" x 13'1"

Currently being used as a home office, fully insulated, power and light connected.

GARDEN

The rear garden is laid with artificial grass, paved patio area, garden shed, timber fence surround, electric point, outside water tap.

PARKING

Off street parking for numerous vehicles.



LOCAL AUTHORITY

East Herts District Council

Tax Band: D

££2,200.66

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
1216 sq.ft. (113.0 sq.m.) approx.



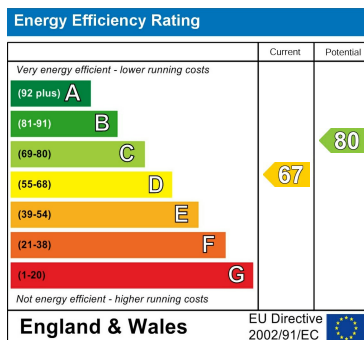
TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6.0205

Council Tax Band

D

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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.