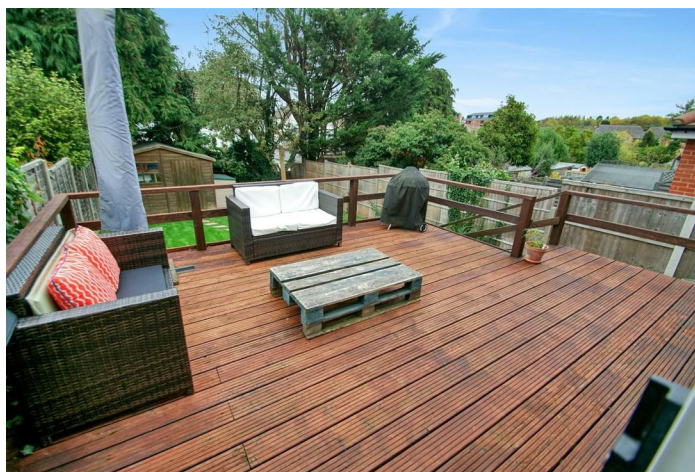


FREEHOLD



House - Semi-Detached (EPC Rating: D)

HAVERS LANE

BISHOP'S STORTFORD

CM23 3PB

Guide Price

£600,000



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



2



D

4 Bedroom House - Semi-Detached located in BISHOP'S STORTFORD

****NO ONWARD CHAIN**** An extended 4 bedroom 2 bathroom 1930's semi detached family home, situated in an established sought after area, within easy access to the mainline station, town centre and schooling. The accommodation which is spread over three floors and enjoys many original features comprises entrance hall, cloakroom, lounge with feature fireplace and an open plan refitted kitchen/diner/family room, on the first floor there are three bedrooms and a family bathroom and on the second, the master with an ensuite shower room. Outside to the front there is a block paved driveway affording off street parking, a side gate allows pedestrian access to the mature rear garden laid to lawn with a raised decked terrace. Additional features include solar panels, gas central heating and double glazing throughout.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages 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

COVERED PORCH

Wooden front door with stained glass side panels.

ENTRANCE HALL

Radiator, wood flooring, stairs to first floor with cupboard under, doors off to:

CLOAKROOM

Window to the side aspect, corner wash hand basin with tiled splashback, low flush WC, inset ceiling spots.

LOUNGE

13'1" x 12'9"

Radiator, feature cast iron open fireplace with wood mantle and slate hearth, attractive fitted cupboards to side, double glazed window to front, picture rail.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

21'3" x 17'2"

Fitted with a superb range of base and eye level units with Dekton work top surfaces, built in NEFF double oven, American style fridge/freezer, integrated dishwasher and washing machine, one and a quarter bowl sink unit with mixer tap, central island with Dekton work top with inset Neff hob, storage cupboards

under, wood veneer flooring, inset ceiling spots, sliding patio doors to the garden, window to the rear aspect, roof lantern, radiator, bio-ethanol fire.

FIRST FLOOR

LANDING

Window to side, stairs to second floor, doors off to:

BEDROOM 2

13'1" x 12'3"

Radiator, double glazed window to front.

BEDROOM 3

12'3" x 10'5"

Radiator, double glazed window to rear, range of built-in wardrobes, airing cupboard.

BEDROOM 4

7'6" x 6'6"

Radiator, window to front aspect.

BATHROOM

Bath with shower and folding shower screen, low flush WC. pedestal wash hand basin, chrome heated towel rail, frosted window to the rear, tiles walls and floor.

SECOND FLOOR

MASTER BEDROOM

13'6" x 11'5"

Designer radiator, full range of fitted wardrobes, double doors leading to Juliette balcony, vinyl flooring, door to:

EN SUITE SHOWER ROOM

Walk in shower, low flush WC, standalone wash hand basin with vanity cupboard under, frosted window to the rear.



OUTSIDE

To the front is a brick paved driveway providing parking, screen hedging with mature trees, side gated access to the rear. The rear garden is 48 ft x 24 ft with raised decked area with balustrade and steps down to the lawn, side borders, garden shed and outside light

AGENT'S NOTE

The property does have solar panels where the excess electricity produced can be sold back to the supplier and generates approximately £600 a year income.

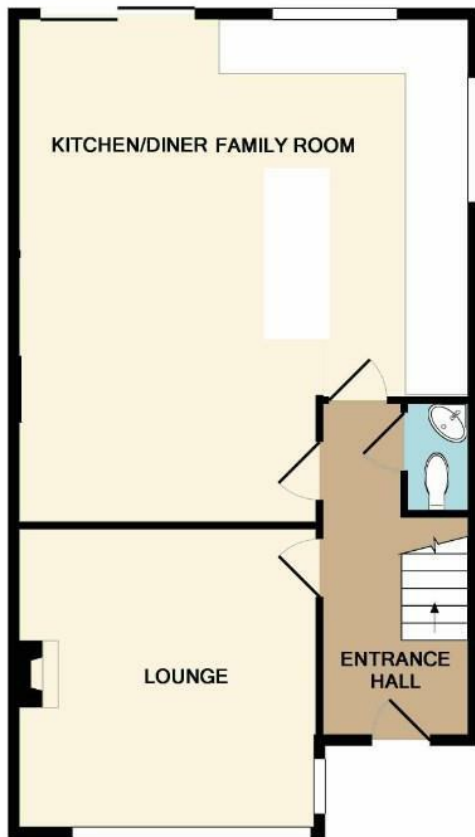
LOCAL AUTHORITY

East Herts District Council

Tax Band: D

£2,339.63

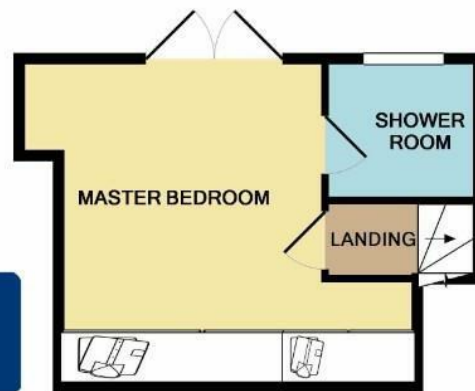




GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 246 SQ.FT.
(22.9 SQ.M.)



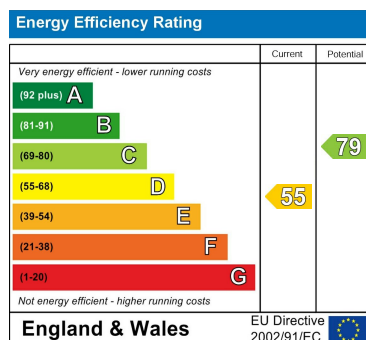
TOTAL APPROX. FLOOR AREA 1359 SQ.FT. (126.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Council Tax Band

D

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

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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.



01279 658 758
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