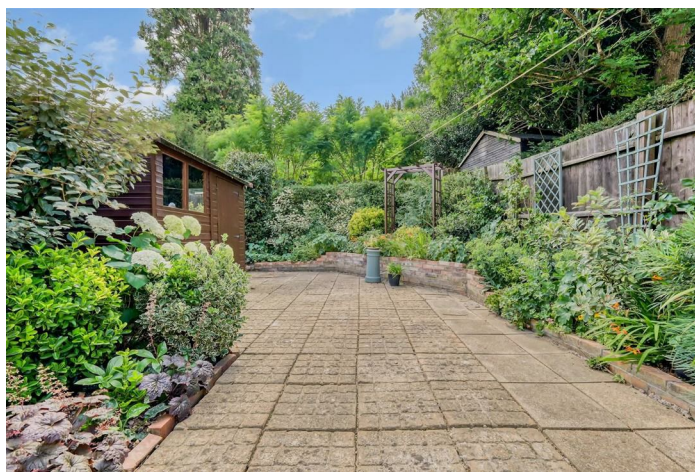


FREEHOLD



House - Semi-Detached (EPC Rating:)

CHURCH STREET
BISHOP'S STORTFORD
CM23 2LY
Price Guide
£775,000

- BEAUTIFULLY PRESENTED
- SEMI-DETACHED
- TOWN CENTRE LOCATION
- 3 BEDROOMS
- 2 BATHROOMS
- KITCHEN/DINER
- LIVING ROOM
- COTTAGE STYLE ATTRACTIVE GARDENS
- GARAGE WITH ATTIC ROOM
- GAS C/Htg & SASH Dble GLAZED WINDOWS



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



1



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

A rare opportunity to acquire home that combines modern comfort with traditional charm enviably situated in the heart of the town in an elevated position adjacent to St. Michael's Church and picturesque parkland, this beautifully presented three-bedroom, two-bathroom semi-detached home enjoys stunning rooftop views towards the town. The spacious and well-planned accommodation comprises entrance hall, living room, kitchen/dining room, cloakroom whilst upstairs there are 3 bedrooms and 2 bathrooms one being an ensuite to the principle bedroom. To the front, a private driveway leads to a single garage complete with an attic room above, perfect for a home office, studio, or additional storage. Steps lead to the attractive front garden with a winding stone pathway, surrounded by an abundance of established greenery and flowering plants, guiding you to the front door. A side gate offers pedestrian access to the stunning cottage-style rear garden with a spacious paved patio providing an ideal space for outdoor dining or entertaining. Raised brick-edged flower beds are thoughtfully planted with a variety of ornamental shrubs, perennials, and flowering plants, all enclosed by mature trees and hedges for enhanced privacy. A timber garden shed offers practical storage, while an outdoor tap and power point add convenience. Additional benefits included gas fired central heating (boiler replaced 3 years ago) and double glazed windows throughout.

SITUATION

Church Street offers an enviable location in the heart of Bishop's Stortford, granting residents effortless access to a wealth of local amenities. A vibrant mix of pubs, restaurants, and cafés awaits, complemented by outstanding leisure, sports, and wellness facilities, including the highly regarded Nuffield Health Gym Complex & Spa. The area is also home to exceptional primary and secondary schools, as well as esteemed institutions such as Bishop's Stortford College and the internationally renowned Hockerill Anglo-European College. Perfect for commuters, the train station is just a convenient 5 minute walk, providing direct links to both London and Cambridge.

GROUND FLOOR

PORCH

Courtesy light, composite front door with glazed panels leading to:

ENTRANCE HALL

Radiator, ceiling coving, stairs to first floor with cupboard under, doors off to:

CLOAKROOM

Pedestal wash hand basin with tiled splash back, low flush WC, radiator, sash window to the side aspect, extractor fan tiled floor.

LIVING ROOM

15'10" x 15'10"

Feature fireplace incorporating electric fire, ceiling coving, sash windows to both rear and side aspects, French doors leading to the patio, radiator, TV & telephone points.

KITCHEN/DINER

14'3" x 11'1"

Full range of wall and base units with drawers and cupboards

under complementary work top surfaces over with tiled splash backs, inset stainless steel sink with mixer tap, built in AEG electric oven with gas hob and chimney style extractor hood over, integrated washing machine and dishwasher, fridge/freezer, sash window to the front aspect, ceiling spots lights, tiled flooring.

FIRST FLOOR

BEDROOM 1

12'6" x 15'10"

Range of fitted wardrobes, ceiling coving, radiator, sash window to the rear aspect

ENSUITE BATHROOM

Bath with shower over with tiled surround, glass screen, pedestal wash hand basin with vanity unit under, low flush WC, chrome heated towel rail, extractor fan, ceiling coving, tiled flooring.

BEDROOM 2

11'9" x 9'5"

Sash window to the rear aspect, radiator, ceiling coving.

BEDROOM 3

5'11" x 9'4"

Sash window to the front aspect, radiator, ceiling coving.

SHOWER ROOM

Walk-in shower with glass screen, pedestal wash hand basin, low flush WC, ceiling coving, chrome heated towel rail, extractor fan.

OUTSIDE

GARDEN

Steps lead to the attractive front garden with a winding stone pathway, surrounded by an abundance of established greenery and flowering plants, guiding you to the front door.



A side gate offers pedestrian access to the stunning cottage-style rear garden with a spacious paved patio providing an ideal space for outdoor dining or entertaining. Raised brick-edged flower beds are thoughtfully planted with a variety of ornamental shrubs, perennials, and flowering plants, all enclosed by mature trees and hedges for enhanced privacy. A timber garden shed offers practical storage, while an outdoor tap and power point add convenience.

GARAGE

17'2" x 8'2"

To the front, a private driveway affording off street parking for two cars, leads to a single garage complete with an attic room above, perfect for a home office, studio, or additional storage.

LOCAL AUTHORITY

East Herts District Council

Tax band: F

£2,859.55





Total area: approx. 99.0 sq. metres (1066.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

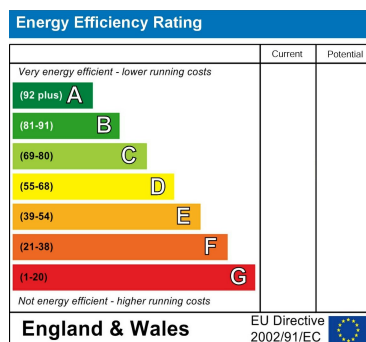
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Church Street

Council Tax Band

E

Energy Performance Graph



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