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Established 1986

Independent Estate Agents and Valuers



1 Kingsmead Road, Bishop's Stortford, Herts, CM23 2AG

Guide price £450,000

DEVELOPMENT/RENOVATION OPPORTUNITY.

1930's two double bedroom detached chalet bungalow offering generous accommodation and benefitting from gas central heating, a private unoverlooked south facing rear garden and is walking distance of the town centre and mainline train station.

The accommodation comprises: Entrance hall, sitting room, large lounge/dining room, kitchen, double ground floor bedroom and good sized ground floor bathroom. Upstairs there is a double bedroom and large bathroom.

The mature private south facing rear garden is approximately 80' x 50' and offers scope to extend the property (subject to any relevant planning permissions required). Single garage and off road parking for up to three cars.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station offers a 45 minute service in Liverpool street via the Stansted Express. EPC Pending.

Entrance Hall

Radiator, stairs to first floor.

Sitting Room

15' max x 11'1" (4.57m max x 3.38m)

Fireplace currently has an electric coal effect fire in place.

Radiator, bay window to front.



Lounge/Dining Room

29'6" x 11'1" (8.99m x 3.38m)

Windows on three aspects, coal effect gas fire, two radiators.





Kitchen

13' x 8'3" (3.96m x 2.51m)

Cupboard and drawer base units with worktops above. Inset stainless steel double drainer sink unit. Space for cooker, washing machine and fridge/freezer. Free standing Potterton boiler. Understairs storage cupboard and separate larder cupboard. Windows on three aspects and door to rear garden.



Bedroom One

14' max x 11'1" (4.27m max x 3.38m)

Window to rear, radiator.



Bathroom

8'5" x 8' (2.57m x 2.44m)

Panel bath with mixer tap and shower attachment. Pedestal wash basin, close couple wc, frosted window to rear, radiator.



First Floor Landing

Turn staircase with window to rear, hatch to loft space, airing cupboard with eaves storage.



Bedroom Two

14'9" x 13' (4.50m x 3.96m)

Dual windows to the front, radiator.



Bathroom

12'3" x 6'6" (3.73m x 1.98m)

Panel bath with grab handles, mixer tap with shower attachment and tiled splashback. Hand wash basin in vanity unit with tiled splashback. Close couple wc. Inset storage cupboard, window to rear.



Rear Garden

approx 80' x 50' (approx 24.38m x 15.24m)

Large unoverlooked south facing rear garden with paving immediately to the rear of the property. The remainder is laid to lawn with mature trees beyond the rear boundary. Flower and shrub borders to the sides, small garden shed, side pedestrian access, outside tap.



Single Garage

17'8" x 11'6" (5.38m x 3.51m)

Light laid on, door to rear garden. The garage was originally longer but the owners used part of it to convert into the downstairs bathroom.

Front

Good sized frontage with parking for one car to the front of the garage and additional parking for a further two cars on the other side of the property. Brick retaining wall to the front with wrought iron gates.

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 survey, not 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.

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