

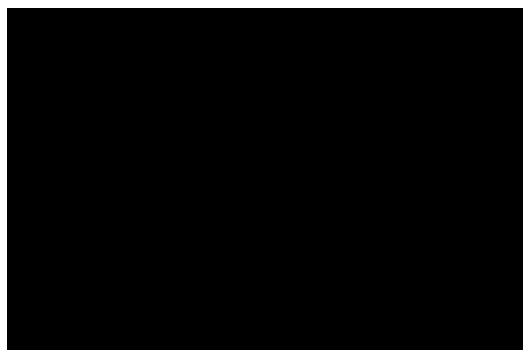
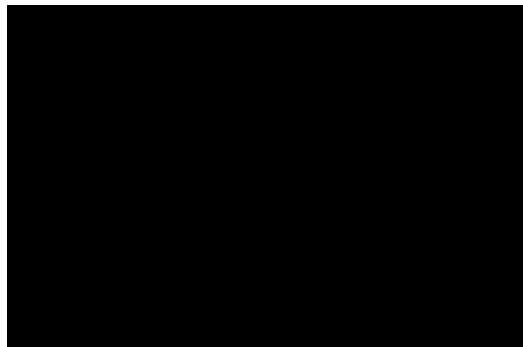
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*Established 1986*

*Independent Estate Agents and Valuers*



**39 Broadleaf Avenue, Thorley Park, Bishop's Stortford, Hertfordshire,  
CM23 4JY  
£350,000**

A popular Bovis built three bedroom detached family house which is in good decorative order but does require some modernisation.

The property has gas fired central heating, part replacement double glazing and Regency style six panelled internal doors.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, sitting room, dining room, kitchen, three bedrooms and a bathroom. There is a private 50' rear garden and the front garden has driveway parking for one to two cars and an attached single garage.

The nearby Thorley Park Neighbourhood Centre offers an excellent range of facilities including a Sainsburys supermarket. The town centre and mainline railway station are about one and a half miles away.

**Entrance Hall**

**Downstairs Cloakroom**

**Sitting Room**

13'8" plus bay x 11'9" (4.17m plus bay x 3.58m)

**Dining Room**

10' x 9'10" (3.05m x 3.00m)

**Kitchen**

10' x 8' (3.05m x 2.44m)

**First Floor Landing**

**Bedroom One**

11'6" x 10'9" (3.51m x 3.28m)

**Bedroom Two**

12'1" max x 11'1" (3.68m max x 3.38m)

**Bedroom Three**

8'6" x 8' (2.59m x 2.44m)

**Bathroom**

**Rear Garden**

An unoverlooked rear garden which measures 50' in length.

**Front Garden**

**Single Garage**

**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.

