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Bishop's Stortford  
Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**42 Thorley Hill, Bishop's Stortford, Hertfordshire, CM23 3LZ**

**Guide price £400,000**

A well maintained 1920's three bedroom detached which offers the POTENTIAL TO EXTEND.

The house benefits from double glazing, gas central heating and is within walking distance of the train station. The accommodation comprises: Entrance hall, sitting room, separate dining room, kitchen, bath/shower room. Upstairs there are three good size bedrooms.

The property sits on a good size plot with the rear garden measuring approximately 70' deep and offers room at the rear and side to extend (subject to any relevant planning permission). Large terraced decking area to the rear of the property. 16' workshop with light and power. Remainder laid to lawn with flower and shrub beds.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station offers a 40 minute service into London Liverpool Street via the Stansted Express. Stansted Airport is also within easy reach. EPC Band F.

### Entrance Hall

Radiator, stairs to first floor, understairs storage cupboard.

### Sitting Room

14' x 11'7" into bay (4.27m x 3.53m into bay)

Bay window to front, oak flooring, marble style fireplace with gas coal effect fire with wooden mantle and surround.



### Dining Room

12'6" x 12'4" (3.81m x 3.76m)

Large sliding patio doors to rear garden, large understairs storage cupboard, radiator.



### Kitchen

12'11" x 7'4" (3.94m x 2.24m)

Cupboard and drawer base units with worktop above. Inset one and a half bowl single drainer sink unit with mixer tap. Wall mounted Ideal Classic gas fired boiler. Space for cooker, fridge, freezer and plumbing for washing machine. Range of wall units, part tiled walls, radiator, window overlooking rear garden and door to side.





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**Bath/Shower Room**

8'6" x 5'9" (2.59m x 1.75m)

Panel bath with traditional style fittings, separate glazed shower cubicle with folding door. Pedestal wash basin, close couple wc. Part tiled walls, tiled flooring, radiator, shaver point, frosted window to rear.



**First Floor Landing**

Window to side, hatch to loft space.

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**Bedroom One**

13'6 x 9'11 (4.11m x 3.02m)

Exposed wooden flooring, window to front, single built in wardrobe cupboard, radiator. Additional storage cupboard behind bedroom one and two which measures approx 19' x 3'.



**Bedroom Two**

12'4" x 7'6" (3.76m x 2.29m)

Radiator, airing cupboard housing lagged hot water tank.  
Window overlooking the rear garden.



**Bedroom Three**

8'11" x 8'11" (2.72m x 2.72m)

Radiator, window overlooking the rear garden.



**Rear Garden**

approx 70' x 40' (approx 21.34m x 12.19m)

Large well tended rear garden with terraced decking immediately to the rear of the property. The remainder is laid to lawn with mature flower and shrub beds and borders. Outside light and tap to the side.





**Workshop**

16'3" x 8'9" (4.95m x 2.67m)

Wooden workshop with windows overlooking the garden, light and power laid on.

**Front**

The driveway which leads to the workshop provides off road parking for up to three cars.

**floorplan**

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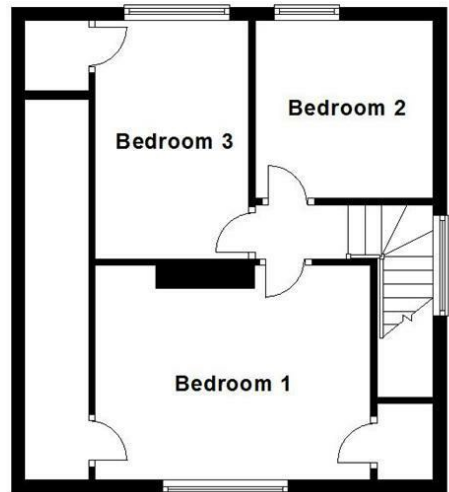
### **Disclaimer**

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.

### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 1000 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE