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**13 Rectory Lane, Farnham, Bishop's Stortford, Hertfordshire, CM23  
1HT  
£279,995**

A very spacious three bedroom end of terraced house which has electric central heating and part double glazing.

The property does require some updating and refurbishment which has been accounted for in the asking price.

The accommodation comprises: Large entrance hall, downstairs cloakroom, dual aspect sitting room with wood burning stove, kitchen/breakfast room, rear lobby, storeroom/office, three well proportioned bedrooms and a bath/shower room which requires updating.

There is a private 40' south facing rear garden, car port and driveway parking for two cars and a small enclosed front garden.

The property is located close to the recreation ground, village hall and primary school. The village is surrounded by open countryside which is accessed by numerous footpaths and bridleways. Farnham is only seven minutes drive of Bishop's Stortford town centre and mainline railway station which has an excellent commuter service to London's Liverpool St. Station. EPC pending.

## Front Door to

### Entrance Hall

Stairs to the first floor. Radiator. Understairs storage cupboard. Coving to ceiling. Windows to front & side aspects. Doors to cloakroom, sitting room and kitchen/breakfast room.

### Sitting Room

18'8" x 9'11" (5.69m x 3.02m)

Double glazed windows to front and French doors to the rear garden. Two radiators. TV point. Two wall light points. Coving to ceiling. Fireplace with multi-fuel burning stove.



### Kitchen/Breakfast Room

15'4" max x 11'2" (4.67m max x 3.40m)

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Radiator. Plumbing and space for dishwasher and washing machine. Space for table. Space for upright fridge/freezer. One single and two double eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Double glazed window. Tiled floor. Coving to ceiling. Cupboard housing Trianco Aztec electric boiler for central heating and hot water. Full-height larder cupboard. Adjacent full-height broom cupboard. Door to



### Rear Lobby

Tiled floor. Coving to ceiling. Doors to rear garden and

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**Storeroom/Office**

6'10" x 6' (2.08m x 1.83m)

Tiled floor. Light and power connected. window to the side aspect.

This room is currently a storeroom but has previously been used as an office/study.



**First Floor Landing**

Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder. Coving to ceiling. Double glazed window to the rear aspect.

**Bedroom one**

12' x 9'10" plus recess (3.66m x 3.00m plus recess)

Coving to ceiling. Radiator. Double glazed window. TV point. Built-in wardrobe cupboard.

N.B. The measurement shown excludes the wardrobe recess.



**Bedroom Two**

12'11" x 8'11" plus recess (3.94m x 2.72m plus recess)

Radiator. Double glazed window. Built-in wardrobe cupboard.

N.B. The measurement shown excludes the wardrobe recess.



**Bedroom Three**

Coving to ceiling. Radiator. Double glazed window.



### **Bath/Shower Room**

8'2" x 7'4" (2.49m x 2.24m)

Corner bath with mixer tap. WC with concealed cistern. Wall mounted wash basin. Fully tiled shower cubicle with Triton shower unit. Radiator. Extractor fan. Two inset ceiling lights. Coving to ceiling. Dimplex wall mounted electric heater.



### **Rear Garden**

The private rear garden is approximately 40' in length and enjoys a sunny south facing aspect.

Enclosed by hedges and fencing. Two paved patio areas. Lawn area. Outside tap.



### **Integral storage cupboard**

7' x 3' (2.13m x 0.91m)

Light connected.

### **Car Port**

16' x 11' (4.88m x 3.35m)

Light and power connected.



### **Front Garden**

Enclosed by a dwarf brick wall. Lawn area. Outside light. Gated side pedestrian access to the rear garden and car port.

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## **FINANCIAL SERVICES**

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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.

