

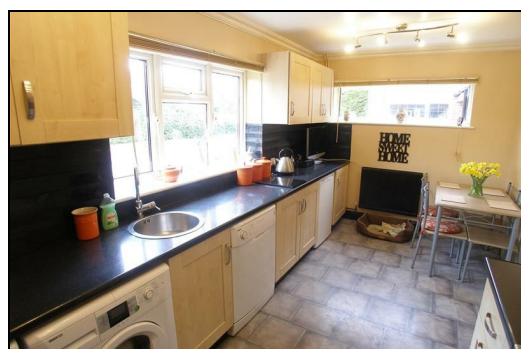
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Established 1986

Independent Estate Agents and Valuers



78, Pynchbek, Bishop's Stortford, Hertfordshire, CM23 4DJ

Guide price £375,000

OPEN HOUSE SATURDAY 19TH MARCH - STRICTLY BY APPOINTMENT.

A spacious modern three bedroom link-detached house which has gas central heating and part double glazing.

The extended accommodation comprises: Entrance hall, refitted downstairs cloakroom, large 'L' shaped living room, large double glazed conservatory, fitted kitchen/breakfast room, three bedrooms, a family bathroom and a shower room, both of which have white suites.

The rear garden backs onto a small spinney and is therefore unoverlooked. It is fully enclosed and measures approximately 34' x 30'. The garage has been converted to provide a play room/TV room for the owners children. The front garden has driveway parking for two cars plus there is a gravel hardstanding area for a third car.

The property is located on the southern outskirts of town, within walking distance of Bishop's Stortford High School and two primary schools. The town centre and mainline railway station are just under one and a half miles away. Attractive rural walks along the towpaths of the River Stort are also close by. EPC Pending.

Front Door to

Entrance Hall

Cloaks hanging area. Doors to living room and

Downstairs Cloakroom

Refitted with a modern white suite.

Vanity unit wash basin with mixer tap and cupboards below.
Low level WC. Laminated flooring.



Living Room

16'10" max x 15'10" (5.13m max x 4.83m)

A large 'L' shaped room.

Three radiators. TV point. Coving to ceiling. Stairs to the first floor. Double glazed window and double glazed French doors to the conservatory.



Conservatory

19'10" x 8'7" (6.05m x 2.62m)

Double glazed windows on two aspects which includes French doors to the rear garden. Polycarbonate roof. Two radiators. Wood effect laminate flooring.



Kitchen/Breakfast Room

15'9" x 8'3" (4.80m x 2.51m)

Fitted with a range of modern units.

Stainless steel circular inset sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Four single and two double eye level wall cupboards. Spaces for dishwasher, washing machine, tumble dryer, fridge and range style cooker. Chimney style cooker extractor hood. Radiator. Space for table. Double glazed windows to the front and side aspects. Coving to ceiling. Radiator. Door to the side.



First Floor Landing

Built-in shelved linen cupboard. Hatch to loft space. Doors leading to bedrooms, bathroom and shower room.

Bedroom One

15'11" x 8'8" (4.85m x 2.64m)

Double glazed window. Radiator. Laminated flooring. Coving to ceiling.



Bedroom Two

11' x 8'6" max (3.35m x 2.59m max)

Double glazed window. Radiator. Laminated flooring. Coving to ceiling.



Bedroom Three

10'4" x 7'2" max (3.15m x 2.18m max)

Double glazed window. Radiator. Laminated flooring. Coving to ceiling. Cupboard housing wall mounted gas fired combination central heating boiler.



Bathroom

6'3" x 5'11" (1.91m x 1.80m)

Fitted with a white suite and fully tiled walls.

Pedestal wash basin. Low level WC. Panel bath. Wood effect laminated flooring.



Shower Room

6'1" x 2'11" (1.85m x 0.89m)

Shower cubicle. Fully tiled walls. Extractor fan. Ceramic tiled floor.



Rear Garden

The garden is unoverlooked as it backs onto a small spinney. It measures approximately 34' x 30' and is enclosed on three aspects by 6' fencing.

Paved patio area. Lawn area. Wooden garden shed. Gated side pedestrian access to the front.



Play Room

10'2" x 8'6" (3.10m x 2.59m)

The garage has been converted to provide this very useful outside room.

It has been designed as a TV room for teenage children and has cabin stairs leading to a mezzanine storage area.



Front Garden

An open aspect garden with driveway parking for two cars plus a gravel hardstanding area for a further vehicle.

Outside tap and light.

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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.

