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Independent Estate Agents and Valuers



7, Northolt Avenue, Bishop's Stortford, Hertfordshire, CM23 5DR

Guide price £335,000

OPEN HOUSE ON SATURDAY 7TH MAY - STRICTLY BY APPOINTMENT.

A spacious three bedroom semi detached house which has gas warm air central heating and double glazing. The property does require modernisation and redecoration.

The accommodation comprises: Entrance hall, downstairs cloakroom, kitchen/breakfast room, living room and adjacent utility room. N.B. Many of the owners of this style of property have taken down the wall between these two rooms to make a much larger living room. On the first floor there are three well proportioned bedrooms and a refitted bathroom with a white suite.

The rear garden is unoverlooked and is just over 35' in length. The front garden has a driveway with off-road parking for two cars which leads to an attached single garage.

The property is located close to Birchanger Woods on the north-eastern outskirts of town. It is within walking distance of Birchwood secondary school and two well regarded primary schools. Snowley Parade offers a useful selection of local shops which includes a butchers and a bakers. Junction eight of the M11 motorway is a short drive away. EPC Pending.

Front door to

Entrance Hall

Double glazed window. Stairs to the first floor. Telephone point. Understairs recess. Warm air vent. Cupboard housing Johnson & Starley gas fired warm air boiler.

Downstairs Cloakroom

White suite.

Wall mounted wash basin. Low level WC. Half tiled walls. Double glazed window.

Kitchen/Breakfast Room

11'10" x 9'11" max (3.61m x 3.02m max)

Stainless steel single drainer sink unit with cupboards below. Adjacent work surfaces with cupboards and drawers below. Built-in shelved larder cupboard. Warm air vent. Eye level wall cupboards. Space for table, space and plumbing for washing machine. Space for cooker. Double glazed window. Door to



Living Room

18'7" x 10'7" (5.66m x 3.23m)

Warm air vent. TV point. Double glazed sliding patio doors to the rear garden. Door to the entrance hall.

N.B. Many of the owners of this style of property have taken down the wall between the living room and the utility room in order to provide a much larger living space.



Utility Room

12'11" x 5'2" (3.94m x 1.57m)

Fitted work surface with cupboards below. Triple eye level wall cupboard. Built-in broom cupboard housing meters. Space for upright fridge/freezer. Double glazed window and door to the rear garden.

First Floor Landing

Hatch to loft space. Built-in storage/wardrobe cupboard. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

15'8" x 9'4" (4.78m x 2.84m)

Double glazed window. Warm air vent. Double built-in wardrobe cupboard.



Bedroom Two

14'10" into wardrobes x 9'5" (4.52m into wardrobes x 2.87m)
Double glazed window. Warm air vent. One double and one single built-in wardrobe cupboard.



Bedroom Three

9'7" x 6'6" plus recess (2.92m x 1.98m plus recess)
Double glazed window. Built-in wardrobe/storage cupboard.



Refitted Bathroom

6'5" x 5'6" (1.96m x 1.68m)
Refitted with a modern white suite and complementary tiling.
Panel bath with glazed shower screen, fully tiled splash surround, mixer tap and shower attachment. Pedestal wash basin. Low level WC. Four inset ceiling lights. Extractor fan. Double glazed window. Wall mounted electric heater.



Rear Garden

Approximately 35' x 25' and enjoying a sunny westerly aspect. Paved patio, pathway and raised area with ornamental fish pool.

Lawn area with flower border. Outside light. Fencing on three aspects. Door to the garage.



Front Garden

Open aspect.

Lawn area. Paved area. Driveway with parking for two cars leads to the garage.

Attached Garage

17' x 8'2" (5.18m x 2.49m)

Up and over door. Light and power connected. Door to the rear garden.

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