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Independent Estate Agents and Valuers



17, Hurn Grove, Bishop's Stortford, Hertfordshire, CM23 5DD

Guide price £350,000

OPEN HOUSE SATURDAY 7TH MAY BETWEEN 13:30 & 16:00. STRICTLY BY APPOINTMENT.

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

The accommodation comprises; entrance hall, downstairs cloakroom, lounge, dining room, fitted kitchen, three good sized bedrooms, an en-suite shower and a family bathroom.

The private rear garden is in excess of 40' in length and has a lawn area and two patios. The block paved driveway and car port provide off road parking for three cars as well as a single garage.

The property is located at the end of a residential cul-de-sac which is close to Birchanger Woods. It is also within walking distance of Birchwood Secondary School, two primary schools and Snowley Parade which has a selection of local shops. EPC pending.

Front door to

Entrance Hall

Stairs to first floor. Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Doors to living room and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a white suite incorporating a pedestal wash basin and a low level WC. Half tiled walls. Double glazed window to front. Radiator. Laminate flooring.

Living Room

13'6" x 10'5" plus recess (4.11m x 3.18m plus recess)
Double glazed window and French doors to rear garden. Fireplace. T.V point. Radiator. Coving to ceiling. Laminate flooring. Understairs storage cupboard. Arch to,



Dining Room

10'9" x 9'8" (3.28m x 2.95m)
Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Door to,



Kitchen

11' x 9'7" (3.35m x 2.92m)
Fitted kitchen with modern wood effect units incorporating a double oven, gas hob, stainless steel cooker extractor hood. Stainless steel single drainer one and a half bowl sink unit with mixer tap and cupboard below. Adjacent granite effect work surfaces with cupboards and drawers below. Mosaic ceramic tiled splashbacks to work surfaces. Kickspace heater. Space for upright fridge/freezer, plumbing for washing machine, space for dishwasher. Two double and four single eye level wall cupboards. Cupboard housing Potterton wall mounted gas fired boiler. Double glazed window to rear. Coving to ceiling.



First Floor Landing

Hatch to loft space. Built in airing cupboard housing pre-lagged hot water cylinder. Double glazed window to front. Radiator. Laminate flooring. Coving to ceiling.

Bedroom One

11'9" x 13'8" (into wardrobe) (3.58m x 4.17m (into wardrobe))

Double glazed window to rear. Three double fitted wardrobe cupboards. Radiator. Coving to ceiling. Laminate flooring. Door to en-suite shower room.



En-Suite Shower Room

7'6" x 5'1" (2.29m x 1.55m)

Fitted with a white suite. Pedestal wash basin. Low level WC. Double width shower cubicle with an Aqualisa shower unit. Fully tiled walls. Double glazed window to front. Extractor fan. Shaver point. Radiator. Laminate flooring. Three inset ceiling lights.



Bedroom Two

13'1" x 10'1" (3.99m x 3.07m)

Double glazed window to rear. Radiator. Laminate flooring. Coving to ceiling.



Bedroom Three

6'10" x 13'9" (2.08m x 4.19m)

Double glazed window to front. Radiator. Laminate flooring. Coving to ceiling.



Family Bathroom

7'1" x 6'10" (2.16m x 2.08m)

Fitted with a white suite. Pedestal wash basin. Low level WC. Panel bath with shower attachment, tiled splash surround, shower rail and curtain. Half tiled walls. Extractor fan. Four inset ceiling lights. Shaver point. Radiator. Laminate flooring. Double glazed window to rear.



Rear Garden

43' plus recesses (13.11m plus recesses)

A good sized private garden. French doors lead out to a paved patio area with path leading to gated side pedestrian access. Lawn area with central circular paved area. Various trees and shrubs. Outside light and tap.



Front Garden

An open aspect front garden with lawn area and shrub borders. Block paved driveway and car port with parking for three cars leads to,

Single Garage

Up and over door.

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.

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