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*Established 1986*

*Independent Estate Agents and Valuers*



**47, Lower Park Crescent, Bishop's Stortford, Hertfordshire, CM23 3PU**

**Guide price £375,000**

A spacious three bedroom semi detached house which is well located in an established area overlooking an area of parkland. The property has gas central heating but does require improvement. It is ideal for re-modelling & enlargement, subject to the required permissions.

The accommodation comprises: Entrance hall, lounge/dining room, refitted kitchen with built-in oven and hob, three bedrooms and a bathroom which has a white suite.

The rear garden is over 50' in length and has a sunny north-westerly aspect. The front garden has a block-paved driveway with parking for one car leading to an attached garage.

The property is located within a short walk of a useful parade of shops, the town centre and the mainline railway station. There are two well regarded primary schools within easy walking distance.  
EPC Band E.

**Covered Porch**

Front door to

**Entrance Hall**

Stairs to the first floor. Radiator. Telephone point. Understairs storage cupboard. Doors to kitchen and

**Lounge/dining Room**

18'11" x 12' (5.77m x 3.66m)

Well lit by windows on two aspects which includes a double glazed window overlooking the rear garden.

Two radiators. Two TV points. Serving hatch to the kitchen.

Coving to ceiling. Fireplace which is currently sealed.



### **Fitted Kitchen**

10'1" x 8' (3.07m x 2.44m)

Refitted with a range of modern units which incorporates a stainless steel double oven, gas hob, chimney style extractor hood, fridge and dishwasher.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Breakfast bar. One double and two single eye level wall cupboards. Wall mounted gas fired central heating boiler. Ceramic tiled splashbacks to work surfaces. Radiator. Understairs storage cupboard. Laminated flooring. Four inset ceiling lights. Window to the rear aspect. Door to the rear garden.



### **First Floor Landing**

Window to the side aspect. Hatch to loft space.

### **Bedroom One**

11'9" x 10'8" plus door recess (3.58m x 3.25m plus door recess)

Radiator. Window to the front aspect.



### **Bedroom Two**

12' x 10'5" (3.66m x 3.18m)

Radiator. Window to the rear aspect. Built-in airing cupboard housing hot water cylinder.



### **Bedroom Three**

8' max x 7'3" (2.44m max x 2.21m)

Radiator. Window to the front aspect. Bulkhead wardrobe/storage cupboard.

### **Bathroom**

6'5" x 5'4" (1.96m x 1.63m)

Fitted with a modern white suite.

Pedestal wash basin. Low level WC. Panel bath with folding shower screen, fully tiled splash surround and Triton shower unit. Three inset ceiling lights. Radiator. Window to the rear aspect.



### **Rear Garden**

Extending to over 50' in length and enjoying a sunny north-west facing aspect.

Crazy paved patio area. Large lawn area with shrubs to the borders. Two lilac trees. Apple tree. Wooden garden shed. Door to the garage.



### **Front Garden**

Approximately 20' in length.

Dwarf brick wall to the front boundary and hedge to one side. Lawn area with flower border. Block-paved driveway with parking for one car leads to

### **Garage**

17'1" x 8' (5.21m x 2.44m)

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

### **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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