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1 Primrose Close, Bishop's Stortford, Hertfordshire, CM23 4QG

£449,995

A well maintained and presented four bedroom detached house which benefits from Upvc double glazing, gas central heating and a good sized south facing rear garden. The current owners have planning permission to convert the integral garage and combine it with the kitchen to make it one large kitchen/dining room. Plans are available when viewing the property, or can be seen on E.H.D.C. website.
Planning Reference: 3/15/0411/HH

The accommodation comprises: Entrance hall, downstairs cloakroom, kitchen/breakfast room, separate utility room, sitting & dining room. Upstairs there are three double bedrooms, one single bedroom, refitted en-suite shower room and family bathroom. The garage has been converted into a store room for the time being.

To the rear of the property is a 38' x 30' south facing part walled rear garden with patio seating area and gated side access. The front garden has a driveway with off road parking for up to three cars.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station runs a forty minute service into London Liverpool Street via the Stansted Express.

Entrance Hall

Oak engineered flooring, radiator, understairs storage, stairs to first floor with window to side.



Downstairs Cloakroom

Pedestal wash basin, close couple wc, oak flooring, part tiled walls, extractor fan, radiator.

Kitchen/Breakfast Room

14'10" x 9'1" (4.52m x 2.77m)

Modern cupboard and drawer base units with worktop above. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap, tiled splash backs. Neff gas hob with extractor fan above. Integrated eye level double oven. Plumbing for dishwasher. Oak flooring, window overlooking rear garden, radiator.



Utility Room

9' x 5'1" (2.74m x 1.55m)

Cupboards with worktop above. Inset stainless steel single drainer sink unit. Plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired boiler, oak flooring, radiator, hatch to small loft space, door to rear garden and store room.

Sitting Room

14'2" x 12" (4.32m x 3.66m)

Oak flooring, bay window to front, television point, two radiators.



Dining Room

10'5" x 8'8" (3.18m x 2.64m)

Oak flooring, sliding patio doors to rear garden, radiator.



Store Room

11'2 x 7'10" (3.40m x 2.39m)

Originally the garage, this has been altered to provide a large storage room with light and power laid on. The vendors have now got planning permission and costings to have the wall knocked down and combine this room with the kitchen to make a large kitchen/dining room with a window to the front.

First Floor Landing

Loft to boarded loft space with light.

Master Bedroom

11'6" x 10' (3.51m x 3.05m)

Window to rear, radiator, door to en-suite.



En-Suite Shower Room

Modern refitted en-suite comprising: Large corner shower cubicle with sliding doors, contemporary rectangle sink unit with cupboard below, close couple wc, wall light point, chrome heated towel rail. Tiled floor and walls, airing cupboard housing pre-lagged hot water tank, window to rear.



Bedroom Two

17'5" x 7'8" (5.31m x 2.34m)

Dormer window to front, radiator.



Bedroom Three

11'1" x 8'3" (3.38m x 2.51m)

Window to front, radiator.



Bedroom Four

8' x 7'9" (2.44m x 2.36m)

Window to front, radiator, bulk head storage cupboard.



Family Bathroom

Modern refitted bathroom comprising: Panel bath with mixer tap and separate shower attachment, close couple wc, pedestal wash basin with mixer tap. Extractor fan, chrome heated towel rail.



Rear Garden

38' x 30' (11.58m x 9.14m)

Good sized part walled south facing garden with paved patio immediately to the rear of the property, outside light and tap. The remainder is laid to lawn with gated side pedestrian access.



Garage

This is now a small storage room with up and over door but could easily be put back to a single garage if required. The current owners have planning permission to convert the integral garage and combine it with the kitchen to make it one large kitchen/dining room.

N.B. Plans are available when viewing the property, or can be seen on E.H.D.C. website, Planning Reference: 3/15/0411/HH

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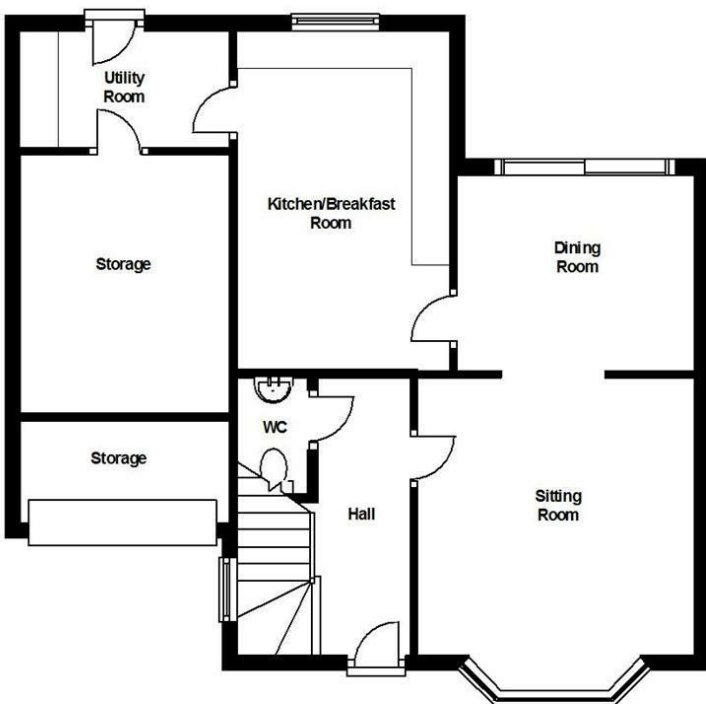
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does 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.

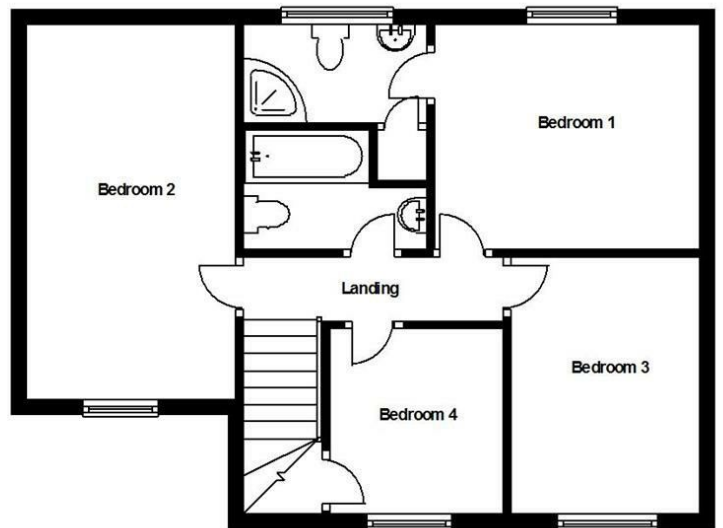
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Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1245 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**