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Independent Estate Agents and Valuers



60 Wentworth Drive, Bishop's Stortford, Herts, CM23 2PD

£345,000

Much improved and extended four bedroom semi detached which benefits from gas central heating, replacement double glazing throughout.

The tastefully decorated accommodation comprises: Entrance hall , sitting room, refitted downstairs cloakroom, luxury refitted kitchen/dining room, family room, small conservatory and luxury refitted bathroom.

Enclosed 30' South East facing rear garden with decked seating area, outside light and tap.

The property is within walking distance of the town centre and mainline railway station that runs a 40 minute service into London Liverpool Street via the Stansted Express. There are a number of primary schools close by and the Thorley Park neighbourhood shopping centre with doctors and dental surgeries. EPC Band C

Entrance Hall

Double glazed window. Cloaks hanging area.

Sitting Room

12'2" x 11'6" (3.71m x 3.51m)

Doubled glazed bay window, radiator, television and telephone points, two wall light points, two radiators.



Inner Lobby

Stairs to first floor, door to kitchen and cloakroom.

Downstairs Cloakroom

Refitted with a modern white suite and complementary fully tiled walls and floor. Wash basin with mixer tap, low level WC, radiator, double glazed window to side.



Kitchen/Dining Room

19'7" x 9'10" (5.97m x 3.00m)

Well fitted with an extensive range of white "Shaker style" units with worktop above. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Stainless steel Neff oven with Neff gas hob above and chimney style extractor hood.

Plumbing for washing machine and dishwasher, space for fridge/freezer. Radiator, ceramic tiled splashbacks to work surfaces with range of eye level wall cupboards above. Understairs storage cupboard with light connected. Television point, double glazed window to side, arch to second reception room.



Family Room

18'8" x 8'1" (5.69m x 2.46m)

A very spacious and useful addition to the property. Double glazed French doors to rear garden, sliding patio doors to conservatory.



Conservatory

8'3" x 7'9" (2.51m x 2.36m)

Polycarbonate roof. Double glazed windows on three aspects including sliding patio doors to the rear garden.



First Floor Landing

Turn staircase, large hatch to boarded loft with retractable ladder and light laid on. The boiler is located in the loft and is serviced every year.

Bedroom One

12'1" x 10'4" (3.68m x 3.15m)

Radiator, double glazed window to front. Two double and one single wardrobe cupboards with matching chest of drawers. Television and telephone points.



Bedroom Two

9' x 8'9" (2.74m x 2.67m)

Double glazed window, radiator, television point.



Bedroom Three

10'4" x 6'10" (3.15m x 2.08m)

Double glazed window, radiator.



Bedroom Four

9' x 6'10" (2.74m x 2.08m)

Double glazed window, radiator.



Luxury Bathroom

Refitted with a modern white suite and complementary fully tiled walls and floor. Pedestal wash basin. Low level WC. Panelled shower/bath with curved shower screen, fully tiled splash surround and Aqualisa shower unit. Three inset ceiling lights. Heated towel rail. Double glazed window. Built-in airing cupboard housing pre-lagged hot water cylinder.



Rear Garden

32' x 23' (9.75m x 7.01m)

Sunny South East facing private rear garden with 6' fencing to all three aspects. Decked seating area, the remainder is laid to lawn with attractive flower and shrub beds. Outside tap, gated side pedestrian access.



Front Garden

Double width block-paved driveway provides off road parking for two cars. Outside light.

Single Garage

Up and over door. Light and power connected, gas and electric meters.

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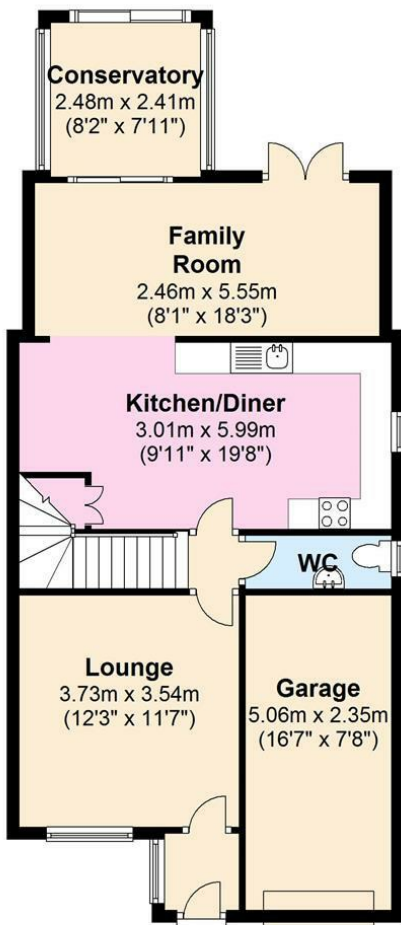
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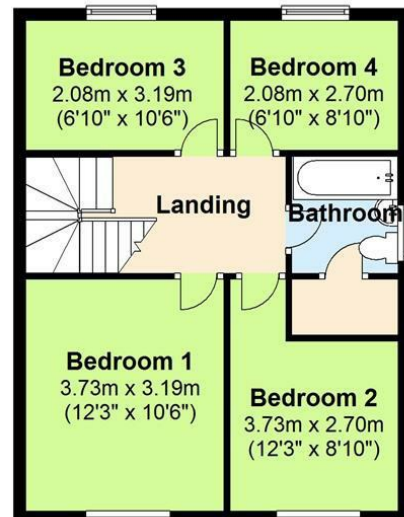
Ground Floor

Approx. 72.0 sq. metres (775.2 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 119.3 sq. metres (1283.9 sq. feet)