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**85, Wentworth Drive, Bishop's Stortford, Hertfordshire, CM23 2PD**

**Guide price £450,000**

OPEN HOUSE ON SATURDAY 30th April - STRICTLY BY APPOINTMENT.

A much improved four bedroom semi detached which has gas central heating and replacement double glazing throughout.

The property features: Entrance porch, enormous living room which is divided into two areas, refitted downstairs cloakroom, luxury kitchen/dining room with contemporary kitchen units and integrated appliances, double glazed conservatory, four well proportioned bedrooms and a luxury bathroom which also has a shower.

The unoverlooked rear garden enjoys a sunny south-westerly aspect and the front garden has driveway parking for two cars.

The property is located in a popular road which is within walking distance of several well regarded primary and secondary schools, the town centre and mainline railway station. EPC Pending.

## Stained glass front door to

### Entrance Porch

Karndeane wood effect flooring. Coving to ceiling. Cloaks hanging area. Glazed panel door to

### Living Room

19'6" x 15'3" (5.94m x 4.65m)

A most impressive and extremely spacious room which is divided into two areas. It is well lit by two double glazed windows that have attractive wooden shutters.

Karndeane wood effect flooring. Coving to ceiling. Four wall light points. TV and telephone points. Three radiators. Stairs to the first floor. Full-height shelved cupboard housing meters and fusebox. Doors to kitchen/dining room and



### Downstairs Cloakroom

Fitted with a contemporary white suite.

Vanity unit wash basin with mono-bloc mixer tap and cupboard below. WC with concealed cistern. Chrome heated towel rail. Coving to ceiling. Two inset ceiling lights. Ceramic tiled floor. Double glazed window.





### Luxury Kitchen/Dining Room

19'6" x 10'1" (5.94m x 3.07m)

Superbly fitted with an extensive range of modern gloss cream fronted units with brushed steel handles and wooden worktops which incorporate: Neff dishwasher, upright fridge/freezer, washing machine, integrated recycling drawer and stainless steel chimney style extractor hood.

Franke stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. One corner and five single eye level wall cupboards with lighting below. Feature vertical radiator. Ten inset ceiling lights. Coving to ceiling. Ceramic tiled floor. Space for table. Cupboard housing gas fired combination boiler. Space for cooker. Ceramic tiled splashbacks to work surfaces. Additional range of matching kitchen units run along one wall in the dining area. Double glazed window. Double glazed sliding patio doors lead to



### Conservatory

9'10" x 7'6" (3.00m x 2.29m)

Double glazed windows on three aspects including French doors to the rear garden. Polycarbonate roof. Light and power connected. Two wall light points.



### First Floor Landing

Hatch and retractable ladder to lead to a boarded loft space which has a light connected.



### Bedroom One

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

Radiator. Double glazed window. Three double fitted wardrobe cupboards plus shelving.



### Bedroom Two

8'11" x 8'10" plus door recess (2.72m x 2.69m plus door recess)

Radiator. Double glazed window.



### Bedroom Three

10'4" x 6'7" (3.15m x 2.01m)

Radiator. Double glazed window.



**Bedroom Four**

8'11" x 6'10" (2.72m x 2.08m)  
Radiator. Double glazed window.



**Luxury Bathroom**

9'2" x 5'9" (2.79m x 1.75m)  
Fitted with a contemporary white suite and complementary tiling.  
Quadrant shower cubicle with Aqualisa shower unit. Vanity unit wash basin with mono-bloc mixer tap, tiled splashback and cupboards below. Panel bath with fully tiled splash surround, mixer tap and hand shower attachment. WC with concealed cistern. Chrome heated towel rail. Six inset ceiling lights. Extractor fan. Double glazed window.





### **Rear Garden**

An unoverlooked rear garden which enjoys a sunny westerly facing aspect and measures approximately 35' x 25'. Enclosed by fencing on all three aspects. Large limestone paved patio area and bark covered play area which is an ideal location for a trampoline. Wooden garden shed with light and power connected. Outside light. Gated side pedestrian access.



### **Front Garden**

An open aspect front garden with an attractive cobbled effect driveway which provides off-road parking for two cars. Lawn area. Outside light.

### **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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