

FREEHOLD



Bungalow - Semi Detached (EPC Rating: C)

CANNONS CLOSE
BISHOP'S STORTFORD
CM23 2BH
Price Guide
£600,000

- BEAUTIFULLY PRESENTED
- SEMI-DETACHED CHALET STYLE BUNGALOW
- 4 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINING ROOM
- LUXURY KITCHEN
- CONSERVATORY
- CLOAKROOM
- TOTALLY REFURBISHED



Fordyce Furnivall
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4



2



3



C

4 Bedroom Bungalow - Semi Detached located in Bishop's Stortford

Beautifully presented throughout a 4 bedroom semi-detached chalet style bungalow totally refurbished by the present owner situated in the very popular residential area of Cannons Close. The spacious accommodation comprises porch, entrance hall, bedroom 2, dining room, lounge, conservatory, bedroom 4/study, shower room, luxury kitchen, utility and cloakroom, whilst upstairs are two further bedrooms with the master bedroom benefitting from an en-suite and dressing area. Outside to the front of the property is a block paved driveway affording off street parking for numerous vehicles, A side gated pedestrian access leads to the rear garden laid mainly to lawn with paved patio areas, raised flower beds, timber built shed, gazebo and timber fence surround. Additional benefits include gas central heating and UPVC double glazing throughout.

SITUATION

Cannons Close is a sought after road of established houses and bungalows. It is within walking distance of the town centre and is not far from open parkland at Grange Paddocks where you can walk into town alongside the River Stort. The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

PORCH

Steps leading to part glazed UPVC front door through to

ENTRANCE HALL

Stairs rising to the first floor, under stairs storage cupboard, double glazed window to the side aspect, ceramic tiled flooring, radiator, doors off to:

DINING ROOM

9'11" x 9'3"

Double glazed bay window to the front aspect, tiled flooring, radiator.

BEDROOM 2

11'5" x 9'2"

Fitted with a range of built-in wardrobes, double glazed window to the front aspect, tiled flooring, radiator.

LOUNGE

14'6" x 11'9"

Living flame gas feature fireplace with stone hearth and wooden mantle surround, T.V. and telephone point, wood effect laminate flooring, coving, radiator, glazed bi-folding doors through to:

CONSERVATORY

11'9" x 8'10"

Part dwarf brick wall part UPVC double glazed windows surround, UPVC double glazed roof with blinds, UPVC double glazed French doors to the side aspect leading onto the rear garden and patio area, tiled flooring, radiator.

BEDROOM 4/STUDY

9'10" x 6'7"

Double glazed window to the side aspect, tiled flooring, radiator.

SHOWER ROOM

Walk-in Mira shower with glazed surround, rimless wall hung WC, half pedestal wash hand basin, tiled walls & Kardean flooring, bevelled window to the side aspect, chrome heated towel rail, inset ceiling spots, extractor fan.

KITCHEN

11'4" x 9'10"

Luxury kitchen fitted with a wide range of base and eye level units with complimentary Quartz top surfaces over and upstands, inset 1 1/4 stainless steel sink with mixer tap, two built-in slide & hide NEFF ovens, induction hob with extractor fan over, integrated full length fridge, integrated dishwasher, built in microwave, Kardean flooring, double glazed window to the rear aspect, radiator, glazed door through to:

UTILITY ROOM

11'2" x 5'11"

Wall mounted gas boiler, window to the rear aspect, door to rear garden, tiled floor, radiator, inset ceiling spots, space for freezer, space and plumbing for washing machine, door to:

CLOAKROOM

Low flush WC, corner wash hand basin tiled splash back, tiled flooring, radiator.

FIRST FLOOR

LANDING

Window to the side aspect, doors off to;

BEDROOM 1

18'6" x 9'6"

Double glazed window to the rear aspect, radiator, leading to:

DRESSING AREA

9'10" x 7'0"

Fitted with a range of built-in wardrobes with sliding mirrored doors, Velux window, door to:

EN SUITE SHOWER ROOM

Bath with Mira shower over, glazed screen, fully tiled walls, rimless wall hung WC, wash hand basin with vanity unit, Velux window, chrome heated towel rail, Kardean flooring, extractor fan.



BEDROOM 3

10'3" x 7'1"

Double glazed window to the rear aspect, radiator.

OUTSIDE

GARDENS

Outside to the front of the property is a block paved driveway affording off street parking for numerous vehicles, A side gated pedestrian access leads to the rear garden laid mainly to lawn with paved patio areas, raised flower beds, timber built shed, gazebo and timber fence surround.

LOCAL AUTHORITY

East Herts District Council

Tax Band: E

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



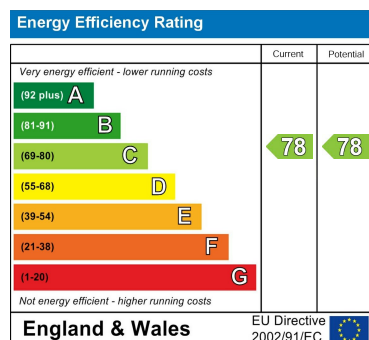
TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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