



# Fordyce Furnivall

Residential Sales & Letting Agents

**BISHOP'S STORTFORD, THE CARPENTERS, CM23 4BP**

**£399,950 Freehold**

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Riverside

Bishop's Stortford  
Hertfordshire, CM23 3GN

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## Description

An immaculately presented and spacious 4 bedroom, 3 Reception, 2 bathroom family home built by Laing Homes in 1997 located within the highly regarded St Michael's Mead. The property enjoys a prime location, overlooking an attractive green and is surrounded by areas of open space and country parkland with a lake. The well-proportioned accommodation consists of entrance hall, downstairs cloakroom, lounge, large open plan kitchen/dining room, playroom/TV room/study, 4 bedrooms, 2 bathrooms (1 en-suite), an attractive unoverlooked rear garden and, to the front, off street parking for up to three cars on a newly laid natural stone driveway.

Additional features include UPVC windows and doors, gas central heating, solid oak flooring in the entrance hall, lounge and downstairs cloak room, solid oak skirting throughout the ground floor, Amtico flooring in the kitchen/diner, newly fitted wool carpets in the rest of the house, newly fitted bathrooms and new front, rear and French doors.

## Situation

St. Michael's Mead is located on the western outskirts of Bishop's Stortford and is surrounded by areas of open space and country parkland with a lake. There is a community centre, a nursery and the property sits within the catchment area of the highly regarded Manor Fields JMI school. The area has a comprehensive network of footpaths and bridleways and the residential areas have traffic calming measures. The busy market town of Bishop's Stortford is within walking distance and offers an excellent range of shops, amenities and good schooling for all ages. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25.

## Ground Floor

### Covered Porch

Leading to the newly fitted front door:

### Entrance Hall

Oak flooring and skirting, radiator, coving, stairs to the first floor, understairs storage cupboard, doors off to:

### Lounge (Reception)

4.75m x 3.75m (15' 7" x 12' 4") Feature fireplace with gas fire, radiator, oak flooring and skirting, double French doors/windows leading to rear garden.

### Playroom / TV room

4.60m x 2.75m (15' 1" x 9' 0") Originally the garage that has been tastefully converted to make an ideal playroom/TV Room or even a 5th bedroom, window to the front, radiator, coving, bespoke fitted entertainment and storage unit, carpet flooring, oak skirting.

### Kitchen/Dining room

8.00m x 3.00m (26' 3" x 9' 10") Originally two rooms, this area has been transformed in to a highly contemporary 26' open plan Kitchen/Dining/Living Area. The newly fitted kitchen consists of ample wall and base units with work top surfaces over (incorporating a breakfast bar), integrated dishwasher and washing machine, space for an American style fridge/freezer and range cooker, windows to the rear and door to the side (leading to garden). The dining/living area has a large bay window to the front, radiator and solid oak skirting. The whole room benefits from Amtico flooring throughout.

### Cloakroom

Corner wash hand basin, low flush WC, solid oak flooring and skirting, radiator and extractor fan

## First Floor

### Landing

Radiator, airing cupboard, large access hatch to part boarded loft via pull down ladder, wool carpet flooring

### Bedroom 1

3.80m x 3.50m (12' 6" x 11' 6") built in wardrobe cupboards, radiator, window to the front, wiring for Sky Television, wool carpet flooring, door to:

### En suite bathroom

Full suite comprising a P-shaped bath with Aqua Lisa power-shower, glass shower screen, pedestal wash hand basin, low flush WC, heated towel rail, fully tiled walls, extractor fan, window to the front

### Bedroom 2

3.75m x 2.75m (12' 4" x 9' 0") radiator, window to the rear, wool carpet flooring

### Bedroom 3

3.05m x 2.75m (10' 6" x 9' 0") radiator, window to the rear, wool carpet flooring, built in wardrobe cupboard

### Bedroom 4

3.20m x 2.25m (10' 6" x 7' 5") radiator, window to the rear, wool carpet flooring



## Family Bathroom

Full suite comprising a bath with Aqua Lisa power-shower, glass shower screen, pedestal wash hand basin, low flush WC, heated towel rail, tiled walls, window to the side.

## Outside

### Garden

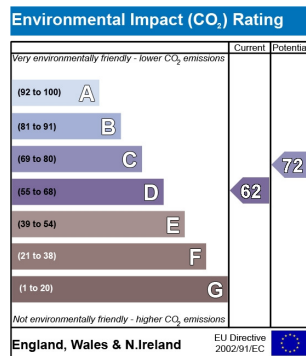
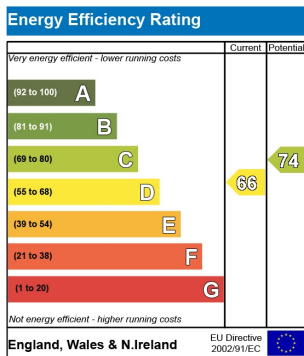
To the front of the property there is a newly laid natural stone driveway affording comfortable parking for up to 3 vehicles, side pedestrian access to the west facing rear garden which is laid to lawn with flower and shrub borders, decked living area and side storage decked area. Timber built garden shed.

## Directions

From our offices, follow Adderley Road and turn left at The Causeway. Follow the road straight over 2 roundabouts, then a mini roundabout. At the next mini roundabout, Turn left onto Bells Hill. At the top of Bells Hill, head straight over the roundabout, second exit, on to Windhill. Follow this road for approximately 1.3 miles, heading straight over 2 mini roundabouts. At the large roundabout, take the 1st exit onto St James' Way. At the next roundabout, take the 1st exit onto Mercers Avenue. Take the first left onto The Carpenters. Turn left at the fork to remain on The Carpenters where you find the property on the left hand side.

## Local Authority

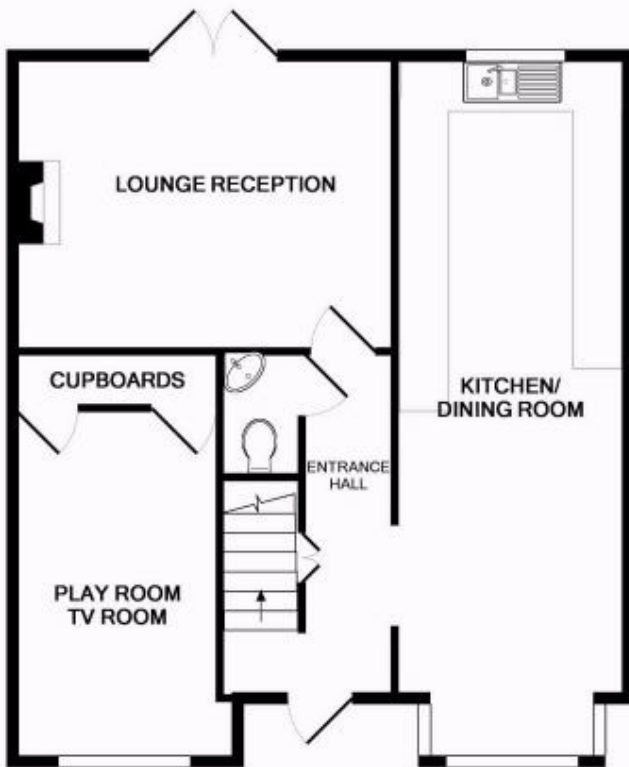
East Herts District Council  
The Council Offices,  
Charringtons House,  
The Causeway,  
Bishop's Stortford,  
CM23 2ER  
Tax band: F  
Council Tax fee is £2163.51 until April 2012



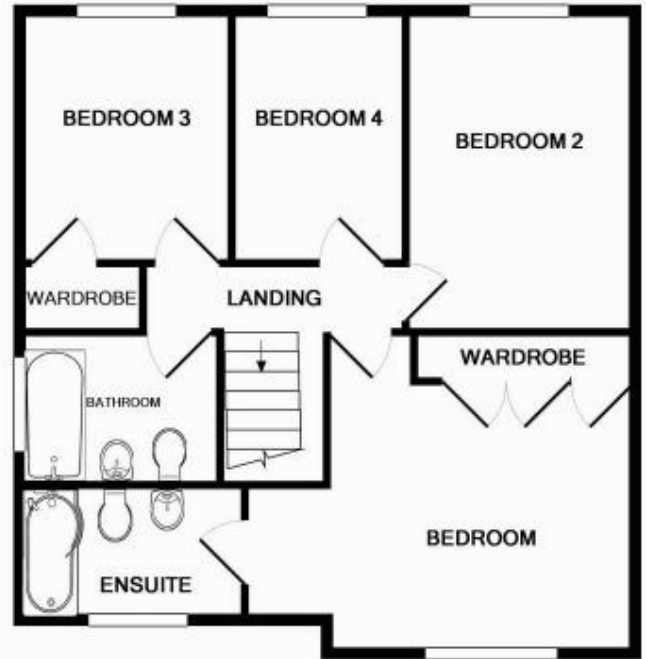


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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