



# Fordyce Furnivall

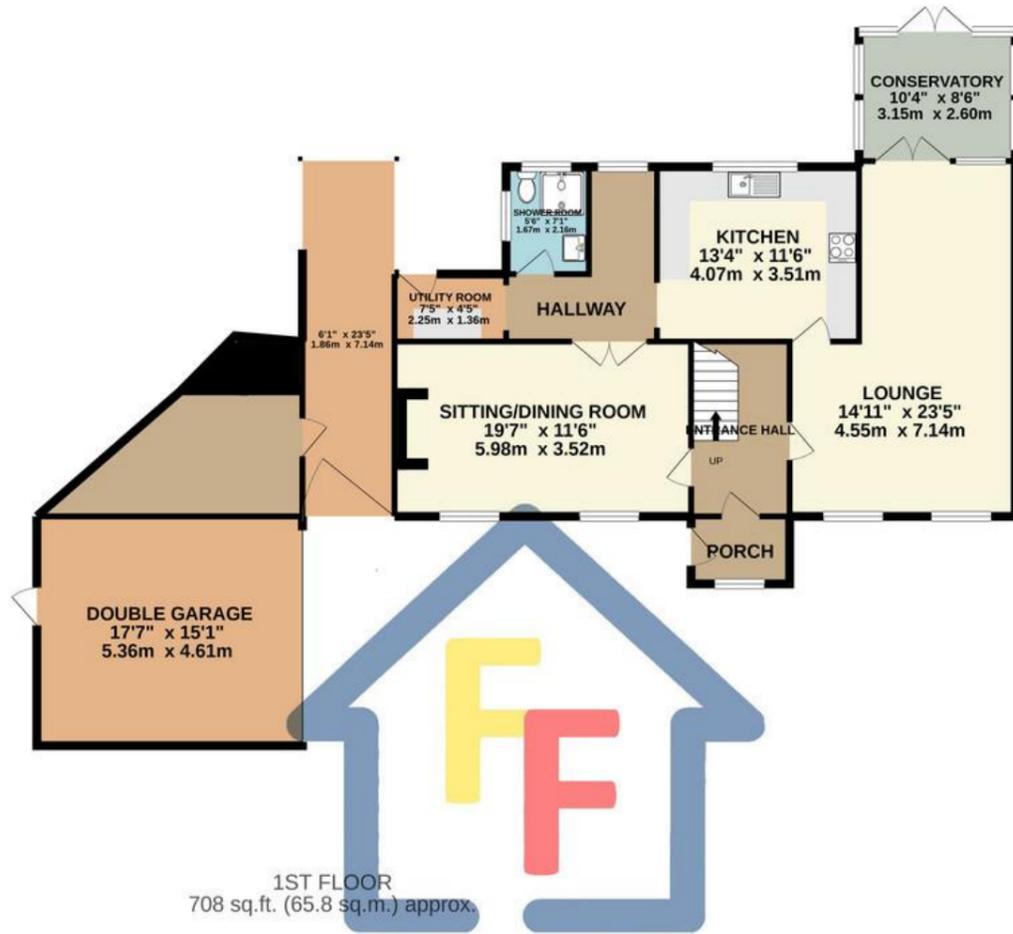
Residential Sales & Letting Agents



# Fordyce Furnivall

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GROUND FLOOR  
1526 sq.ft. (141.7 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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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The Village,  
LITTLE HALLINGBURY,  
CM22 7PX  
Guide Price £525,000

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## DESCRIPTION

A spacious and versatile 3 bedroom detached family home situated in the popular village of Little Hallingbury. The ground floor accommodation comprises entrance hall, lounge/diner, conservatory, sitting room, kitchen, utility room and shower room while on the first floor there are 3 bedrooms, the master with ensuite and cloakroom. The front driveway is blocked paved affording off street parking for 3 vehicles leading to the double garage. The front garden has a brick wall entrance and mature hedge surround. Pedestrian access via the covered side entrance (which has a spacious storeroom ideal for conversion to home study or similar) leads to the rear paved courtyard garden, raised flowerbeds, brick and timber surround. Additional benefits include UPVC double glazing and gas boiler.

## SITUATION

The village of Little Hallingbury has an excellent JMI school, two public houses, and there is easy access to the larger village of Hatfield Heath with shops for your day-to-day needs, restaurants, public houses, and health centre. Sawbridgeworth is 5 minutes by car with a mainline railway station serving London Liverpool Street and Cambridge. The busy market town of Bishop's Stortford is 3 miles to the north, offering an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection, just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 25 minutes' drive away.

## GROUND FLOOR

### ENCLOSED PORCH

Wooden front door, courtesy light, leaded light window to the front aspect, tiled floor.

### ENTRANCE HALL

Parquet flooring, stairs to the first floor with cupboard under, radiator, coving, doors off to:

### LOUNGE/DINER

14' 11" x 23' 5" (4.55m x 7.14m) Feature fireplace with marble surround, parquet flooring, 2 x leaded light windows to the front aspect, 2 x covered radiators, coving, dado rail, French doors opening into:

### CONSERVATORY

10' 4" x 8' 6" (3.15m x 2.60m) UPVC double glazed panels, tiled floor, French doors opening onto the rear patio.

### KITCHEN

13' 4" x 11' 6" (4.07m x 3.51m) Fitted with base and eye level units, work surface over and tiled splash backs, inset 1 1/4 ceramic hob, Neff double oven, microwave, ceramic hob with chimney style extractor over, integrated dishwasher, space for fridge/freezer, tiled flooring, radiator, inset ceiling lights, window to the rear aspect.

### SITTING ROOM

19' 7" x 11' 6" (5.98m x 3.52m) Feature fireplace with brick surround, 2 x leaded light windows to the front aspect, 2 x covered radiators, coving, French doors into:

### INNER HALLWAY

Window to the rear aspect.

### SHOWER ROOM

5' 5" x 7' 1" (1.67m x 2.16m) Shower cubicle, low flush WC, pedestal wash hand basin, extractor fan, window to the side aspect, radiator, tiled floor, part tiled walls.

### UTILITY ROOM

7' 4" x 4' 5" (2.26m x 1.36m) Plumbing and space for washing

machine, water softener, wall cupboards, tiled floor, door onto rear patio.

## FIRST FLOOR

### LANDING

Window to the rear aspect, radiator, doors off to:

### BEDROOM 1

10' 3" x 18' 0" (3.13m x 5.51m) Eaves leaded light window to the front aspect, radiator, dado rail, door into:

### ENSUITE BATHROOM

7' 3" x 18' 0" (2.22m x 5.51m) Roll top bath with shower over, shower cubicle, low flush WC, bidet, wash hand basin with vanity unit under and shelving to the side, storage cupboard, frosted window to the side aspect.

### BEDROOM 2

10' 4" x 18' 0" (3.15m x 5.51m) Leaded light window to the front and side aspects, 2 x storage cupboards, eaves storage, radiator.

### BEDROOM 3

8' 0" x 12' 11" (2.45m x 3.94m) Eaves leaded light window to the front aspect, built-in wardrobe, radiator.

### CLOAKROOM

Low flush WC with concealed cistern, wash hand basin with vanity unit under, radiator, bevelled window to the rear aspect.

## OUTSIDE

### COVERED SIDE ENTRANCE

Large storeroom ideal for conversion to home study or similar, meter cupboard, roof window, pedestrian access to front and rear.

## GARDEN

The front driveway is blocked paved affording off street parking for 3 vehicles leading to the double garage. The front garden has a brick wall entrance and mature hedge surround. Access via the covered side entrance leads to the rear paved courtyard garden, raised flowerbeds, brick and timber surround.

## DOUBLE GARAGE

17' 7" x 15' 1" (5.36m x 4.61m) Up and over door, power and light connected, wall mounted gas boiler.

## LOCAL AUTHORITY

Uttlesford District Council  
Tax Band: F

## DIRECTIONS

From Bishop's Stortford proceed in a south easterly direction on the A1060 towards Little Hallingbury. Continue past The George public house and after half a mile, just past the left turning for Hatch Green, the property can be found on the left hand side.

