



Beautifully presented period home in popular location

Crescent Road, Bishop's Stortford, Hertfordshire, CM23

Freehold



Beautifully presented semi-detached period home • Located in sought after town location • Flexible accommodation with ground floor bedroom if required • South-facing rear garden with patio and outbuildings • Ample off street parking and space for cart lodge (STPP) • Plenty of character and period features • Just 0.2 miles from train station with links to London

Local Information

This immaculate home with versatile accommodation is ideally located just 0.2 miles (approx.) from the train station with commuter services to London's Liverpool Street.

Perfectly situated for The Hertfordshire and Essex High School and Thorn Grove primary school, as well as many other excellent schools for all ages in both the private and state sectors.

Conveniently located for access to the town centre which offers a wide range of shops, pubs and restaurants including H&M, M&S, Mint Velvet, Bill's, Aldi, plus cinema and two leisure centres.

There are good transport links by road via the A10 and M11 approximately 2.5 miles away (junction 8). In addition, international travel can be easily accessed via Stansted Airport less than 5 miles away (approx.).

About this property

Located on one of Bishop's Stortford's most sought after roads, this beautifully presented period home has been exceptionally well maintained by the current owners. Set behind a driveway shared with one other neighbour, there is ample off street parking and space to add a cart lodge if required (subject to planning permission).

The hallway provides access to a fabulous open plan dining area and sitting room which leads into the conservatory. A further reception room, accessed from the main hall, leads through to the kitchen, utility space and guest cloakroom. The kitchen features bespoke oak units, a Range-style cooker, wine cooler and space for white goods. Completing the ground floor accommodation is the study, converted in 2020, which could be used as a fifth bedroom if required with en suite shower room.

Upstairs, three bedrooms share the family bathroom whilst the main bedroom has its own en suite shower room. A fantastic loft space with pull down ladder, previously used as an office, would make a great teenager's den with skylight and plenty of eaves storage.

Outside, the patio has steps up to the lawn with flower beds along one side leading to a decked seating area at the top. The neatly tended, south facing rear garden benefits from a range of storage sheds including a substantial summerhouse/outbuilding. A side gate takes you to the front garden with plants, shrubs and mature trees.

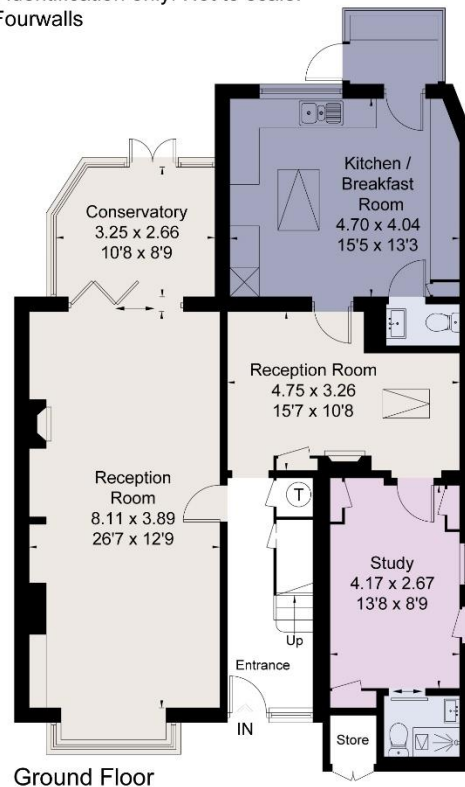
Energy Performance

EPC Rating = D



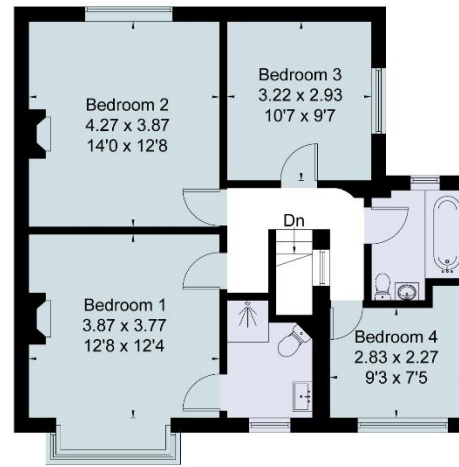


Approximate Area = 176.1 sq m / 1895 sq ft
Summer House = 20.0 sq m / 215 sq ft
Total = 196.1 sq m / 2110 sq ft
(Excluding Store / Outbuilding)
Including Limited Use Area (2.1 sq m / 22 sq ft)
For identification only. Not to scale.
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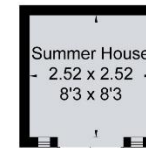


Ground Floor

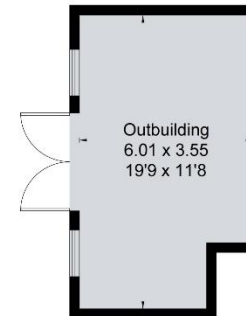
□ = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
England, Scotland & Wales	EU Directive 2002/91/EC	

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