



5 Maple Grove, Bishop's Stortford
CM23 2PS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 Maple Grove

Bishop's Stortford | Hertfordshire | CM23 2PS

Guide Price £850,000

- A well proportioned five-bedroom, two-bathroom detached family home
- Extended by the current owner providing 1648 sqft of versatile living accommodation
- Excellent scope to improve and remodel depending on requirements
- Attractive, south facing rear garden
- Garage and ample off-road parking
- Desirable town location
- EPC: D

The Property

A rarely available and highly desirable five-bedroom, two bathroom detached property which has been well maintained throughout by the current owner. The property benefits from driveway parking for several vehicles, garage and south facing rear garden.

The Setting

Maple Grove is ideally situated in the highly regarded North West corner of Bishop's Stortford, walking distance of Bishop's Stortford College, Northgate Primary School, local shops and restaurants on North Street and a 25 minute walk to the main line railway station. A further attraction to the neighborhood is the proximity to the town's main sports clubs offering cricket, rugby, hockey and tennis. Bishop's Stortford's town centre has an array excellent selection of shops for all your day-to-day needs, specialist traders, supermarkets, public houses, bars, restaurants, Civic centre, cinema, sports centres, recreational facilities, mainline train station serving London Liverpool Street and Cambridge and of course, M11, junction 8, leading to M25 access points.

The Accommodation

In detail the property comprises of an entrance porch with a door leading into the generous, dual aspect sitting room with stairs rising to the first floor and feature fireplace. To the right is a second, good size reception room with window to front aspect and feature fireplace. The living room opens into the dining area with window to side and rear aspect and patio doors leading onto the garden. An open plan kitchen/ breakfast area is fitted with a matching range of eye and base level units with work surface over and sink unit incorporated with views onto the garden. There is space and plumbing for appliances and integrated oven and electric hob. There is ample space for a dining table opening to an





inner hall with built in storage cupboard and cloakroom with W.C and wash hand basin. The ground floor is completed by a utility room with space and plumbing for appliances and matching base and eye level units. A door provides access to the garage and door leads onto the garden.

The first-floor landing provides access to the loft hatch? And doors to the adjoining rooms. Bedroom one is a wonderful dual aspect double room with built in wardrobes and built in storage cupboard. Bedroom two is a double room with two built in storage cupboards and window to rear aspect. A third double bedroom has a window to front aspect. Bedroom four is a good size with window to front aspect. The fifth bedroom is a good size with window to rear aspect. The family bathroom comprises panelled bath, W.C and wash hand basin. A shower room comprises shower enclosure, W.C and wash hand basin.



Outside

To the front of the property there is a block paved driveway affording off street parking for multiple vehicles, to one side of the property is gated pedestrian access to the wonderful, south facing garden. Predominantly laid to lawn with mature trees and shrubs providing a good degree of seclusion. A patio area provides an ideal space for al fresco dining. In addition, there is a timber shed and pond.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

Local Authority – East Hertfordshire District Council

Council Tax - G

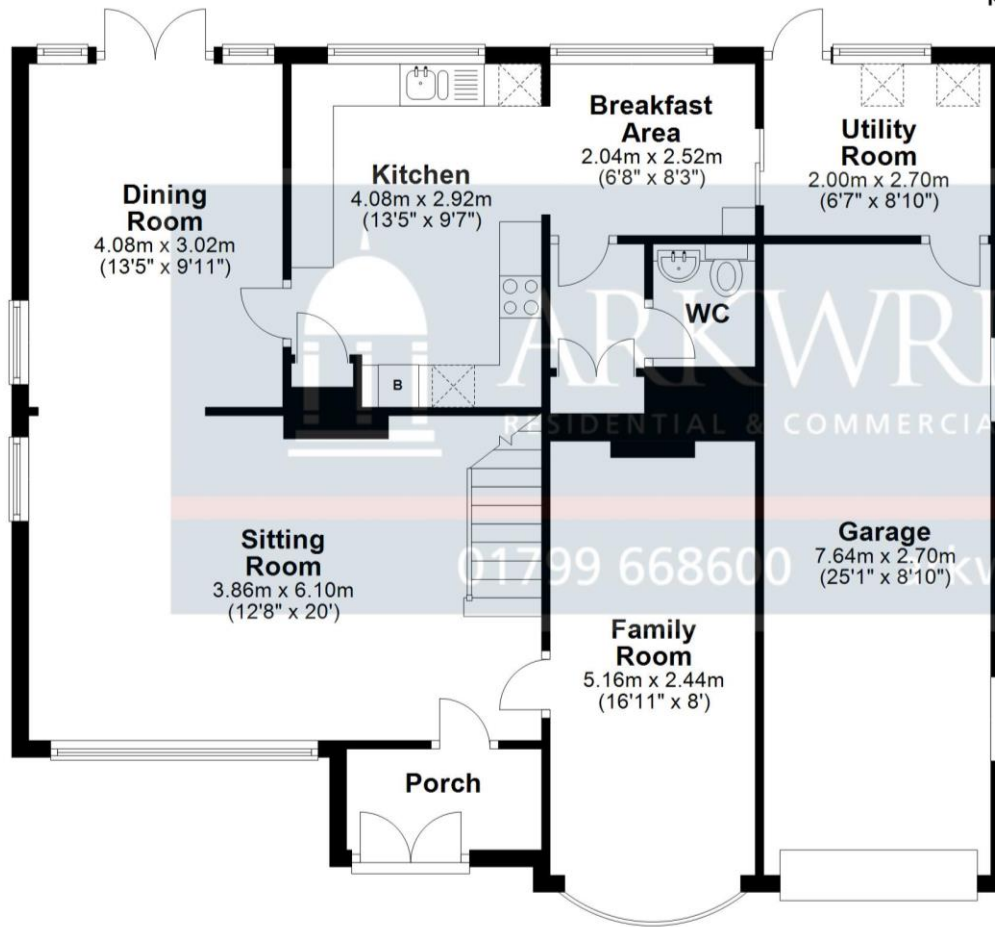






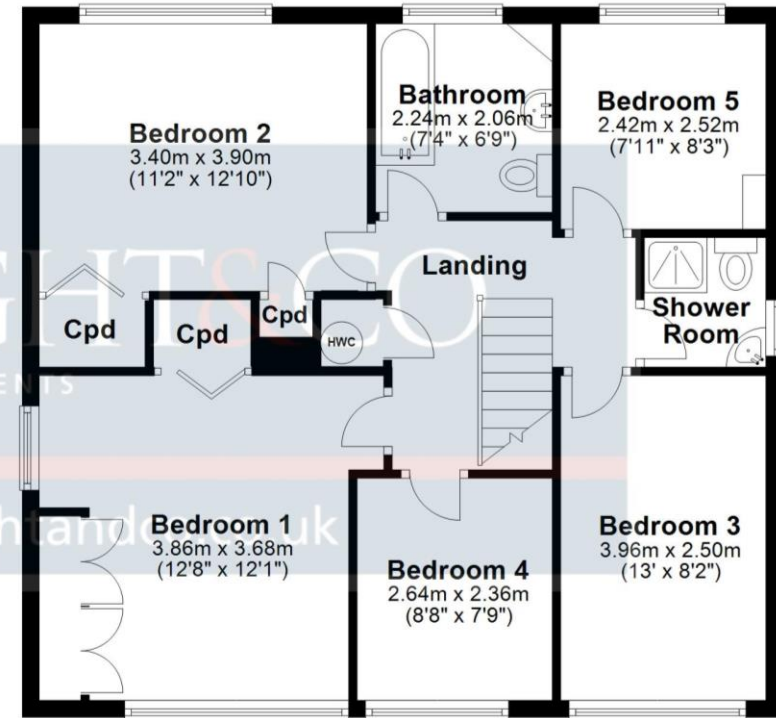
Ground Floor

Main area: approx. 82.2 sq. metres (884.4 sq. feet)
Plus garages, approx. 20.6 sq. metres (222.0 sq. feet)



First Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



Main area: Approx. 153.1 sq. metres (1648.3 sq. feet)

Plus garages, approx. 20.6 sq. metres (222.0 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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