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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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ELM GROVE, BISHOP'S STORTFORD, HERTS, CM23 5JB

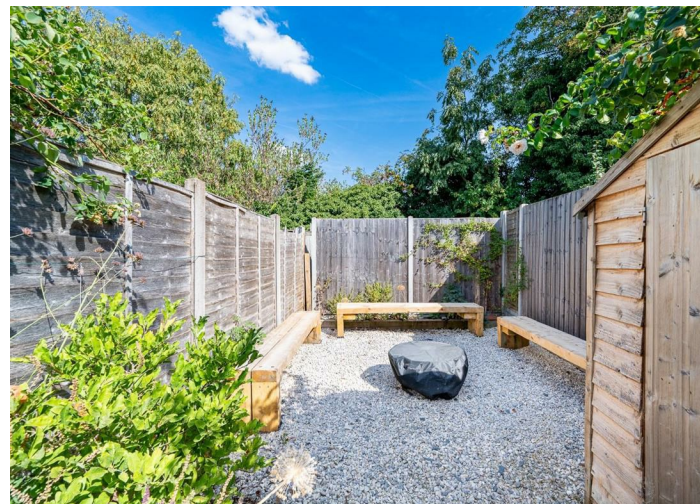
OFFERS OVER £375,000



**ELM GROVE
BISHOP'S STORTFORD
HERTS
CM23 5JB**

Situated on a quiet residential road in the sought-after commuter town of Bishop's Stortford, this well-presented two-bedroom end-of-terrace cottage offers charming accommodation and a generous rear garden. The ground floor comprises a welcoming living room, separate dining room and well-appointed kitchen. Upstairs, there are two bedrooms and a family bathroom. The property further benefits from permit parking, making it an ideal home for first-time buyers, couples or those looking for a well-connected home in a desirable location.





- Two Bedroom End Of Terrace Cottage
- Generous Rear Garden
- Quiet Residential Road
- Walking Distance To Local Amenities
- Ideal Commuter Property
- Two Receptions
- Kitchen
- Bathroom
- Additional Front Garden
- Viewing Advised

Dining Room

11'1" x 10' (3.38m x 3.05m)

Accessed via a UPVC partly glazed front door:- UPVC double glazed window to front aspect, Victorian feature fireplace, radiator, power points, herringbone style flooring, door to.

Living Room

11'7" x 11'1" (3.53m x 3.38m)

UPVC double glazed window to rear aspect, feature fireplace with inset wood burning stove, herringbone style flooring, radiator, power points, stairs rising to the first floor landing, doorway to.

Kitchen

10'9" x 6'9" (3.28m x 2.06m)

UPVC double glazed window to side aspect, base and eye level units with complementary working surfaces over, inset sink with drainer unit, inset oven, four ring electric hob with extractor over, space for fridge/freezer, space for washing machine, herringbone flooring, part tiled walls, power points, radiator, UPVC partly glazed single door leading to the rear garden.

First Floor Landing

Doors to.

Principal Bedroom

11'1" x 10'1" (3.38m x 3.07m)

UPVC double glazed window to front aspect, feature cast iron fireplace, radiator, power points.





Bedroom Two

11'4" x 8'3" (3.45m x 2.51m)

UPVC double glazed window to rear aspect, feature cast iron fireplace, radiator, power points.

Bathroom

UPVC double glazed opaque windows to multiple aspects, freestanding bath with floor mounted mixer tap, walk-in shower with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, herringbone flooring, part tiled walls, extractor fan.

Gardens

"To the rear of the property is a patio area leading onto a lawn, with a raised flower bed. At the foot of the garden is an additional shingle seating area. The garden further benefits from a timber shed and side access via a timber gate. To the front of the property is an enclosed courtyard garden, accessed via a timber gate and enclosed by picket fencing."

