

36 Foxley Drive
Bishop's Stortford
Herts
CM23 2EB

Herts & Essex
Country Homes

ESTATE AGENTS • VALUERS • LAND ADVISORS



- 4 Double Bedrooms
- 4 Bath/Shower Rooms
- Double Garage
- Short Walk to Station
- Stunning Kitchen/Family Room
- 10 Year Guarantee

Price: £795,000

Folio: 12324 Brand new 4 double bedroom, 4 bathroom detached contemporary home with a double garage and parking in one of Bishop's Stortford's most sought after areas. Only an approximate 8 minute walk to the mainline railway station which serves London Liverpool Street and Cambridge. The property is also within walking distance of sought after JMI and senior schools and particularly handy for Hockerill Anglo-European College. The market town of Bishop's Stortford is increasingly popular with people wishing to commute whilst enjoying many facilities including shops, restaurants and public houses. The M11 is only approximately a 5 minute drive which leads to the M25.

Wright
& Co
Established 1981

36 Foxley Drive Bishop's Stortford

Contemporary accommodation comprising of a stunning kitchen/family room with space for a dining table and chairs and living area, high gloss units and built-in appliances, separate utility room, downstairs w.c., living room, study/playroom. There is also a large entrance hall with ceramic tiled flooring, 4 double bedrooms and 4 bath/shower rooms. The property is media ready and situated on a corner plot with parking and a double garage. There is an Indian sandstone patio, low voltage lighting, underfloor heating throughout and has the benefits for a 10 year guarantee. Only by internal viewing can the true quality of this brand new home be fully appreciated and in brief the accommodation comprises:

Covered entrance with outside recessed lighting, modern door leading to:

Spacious Entrance Hall

With ceramic tiled flooring with underfloor heating, carpeted oak and glass contemporary staircase to first floor, low voltage lighting, two full height double glazed panels to front.

Downstairs Cloakroom

A modern suite with Ideal Standard white flush w.c., sink unit with drawer cabinet beneath and monobloc mixer tap, tiled surround, heated towel rail, fitted mirror, low voltage lighting, ceramic tiled flooring.

Study/Playroom

12'8 x 12' measured into feature double glazed bay window to front, low voltage lighting, media connection, fitted carpet.

Living Room

17'2 x 12'8 with bi-folding doors leading to rear patio, media connection, lamp sockets, low voltage lighting, wall mounted 50" Samsung Smart t.v., underfloor heating, fitted carpet, oak skirting.

Enormous Contemporary Kitchen/Family Room

36'2 x 17'10 with bi-folding doors to rear, window to front, contemporary high gloss kitchen comprises a double inset stainless steel bowl unit with monobloc mixer tap, Corian work surface and cabinets beneath, peninsular island unit with Neff five-ring hob with stainless steel and glass extractor hood over, Neff integrated coffee machine, Neff double oven and warming drawer, American style stainless steel plumbed in fridge/freezer with ice and cold water, Neff built-in dishwasher,

integrated recycling bins, various built-in units, low voltage lighting, heated ceramic tiled flooring. The family area has enough room for a large dining table and chairs and a sofa with t.v. media points, large understairs storage cupboard.

Utility Room

12'4 x 7'4 with a double glazed door leading to rear patio, heated ceramic tiled flooring, high gloss base and eye level units with Corian work surface, inset stainless steel sink with upstands, low voltage lighting.

First Floor Part Galleried Landing

With oak and glass balustrades, ¾ high double glazed window to front aspect, access to loft space, low voltage lighting, fitted carpet, space for a desk, telephone point, large walk-in airing cupboard housing a pressurised cylinder, shelving and manifolds for underfloor heating.

Bedroom 1

15'10 x 13'6 with a double glazed window to rear, oak skirting, media point for t.v., fitted carpet.

Luxury En-Suite Shower Room

Comprising a large walk-in shower cubicle with glazed screen, wall mounted designer shower and hand held wall mounted mixer, w.c. with enclosed cistern, wash hand basin with monobloc mixer tap, granite top with cabinetry under, fully tiled travertine walls and floor, underfloor heating, sun tube, low voltage lighting, wall mounted mirror.

Bedroom 2

15'4 x 12'9 measured into feature double glazed bay window to front, oak skirting, fitted carpet, underfloor heating.



En-Suite Shower Room

Fully tiled with a wall mounted wash hand basin with drawer beneath and monobloc mixer tap, flush w.c., corner shower cubicle with wall mounted shower and mixer, heated towel rail, sun tube, low voltage lighting, ceramic tiled flooring.

Bedroom 3

15'4 x 13'8 with double glazed bay window to front, wall mounted t.v. media point, oak skirting, fitted carpet.

Luxury Shower Room

With a large walk-in shower cubicle with a glazed screen, wall mounted shower, hand held shower, vanity wash hand basin with drawers and monobloc mixer tap, flush w.c. with enclosed cistern and surface mounted flush, fitted mirror, heated towel rail, ceramic tiled flooring.

Bedroom 4

15'4 x 10' with a double glazed window to rear overlooking the garden, wall mounted media point, oak skirting, fitted carpet, door giving access to family bathroom.

Family Bathroom

A white panel enclosed Villeroy & Boch bath with mixer tap, vanity wash hand basin with mixer tap, vanity wash hand basin with drawer units and monobloc mixer tap, flush w.c. with surface mounted flush, complementary half tiled surrounds, fitted mirror, low voltage lighting, double glazed window to rear, heated towel rail, ceramic tiled flooring.

Agents Note:

As well as having a door from the landing, it also interconnects with bedroom 4, if required.

Outside

The Rear

To the rear of both bi-folding doors is an Indian sandstone patio area which is ideal for outside entertaining and barbecuing with outside lighting. The rear garden is mainly laid to lawn with various landscaped areas and a pathway leads to a further side garden area which is mainly laid to lawn and fenced with a gate leading to the front.

The Front

To the front of the property is a lawned garden and a tarmac driveway with parking for 3/4 cars with granite set edges and landscaping.

Double Garage

6'10 x 16'6 with an electronic roller shutter door, rafter space, power and light laid on, door giving access to garden and a cold water tap. The garage also houses the boiler and water softener.

Local Authority:

To be confirmed.

Viewing:

Strictly by appointment with WRIGHT & CO

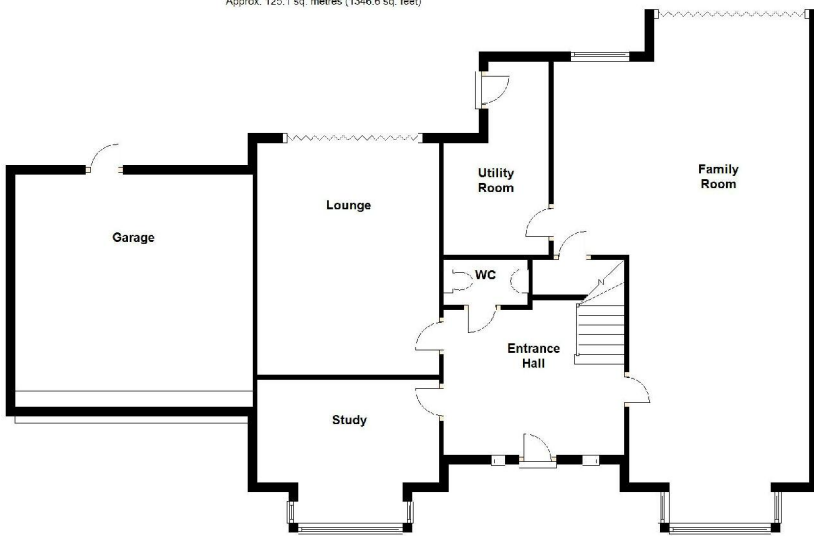
Agent:

Open 7 days.



Ground Floor

Approx. 125.1 sq. metres (1346.6 sq. feet)



First Floor

Approx. 99.9 sq. metres (1075.4 sq. feet)



Total area: approx. 225.0 sq. metres (2422.0 sq. feet)



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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