



**Northolt Avenue**

Bishops Stortford, Hertfordshire, CM23 5DU

Guide Price **£395,000**



# Northolt Avenue

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## Overview

- Chain Free
- Mid Terraced Family Home
- Three Bedrooms
- Fitted Modern Kitchen with Appliances
- Large Living Area
- Family Sized Bathroom and WC
- Private Garden
- Popular Residential Area
- Energy Rating C
- Council Tax Band E



## Description

PM Estates are delighted to introduce this well presented 3-bedroom mid terraced family home within the popular residential area of Northolt Avenue, Bishops Stortford.

The property is located just a 6-minute drive from the town centre of Bishops Stortford providing a welcome retreat from the hustle and bustle whilst also lending itself to commuters who require access to the rail station and public transport links whereby there are direct services into London Liverpool Street, Stansted Airport & Cambridge City Centre.

This property opens into a large open plan kitchen and dining area complete with modern fitted kitchen wall and base units with appliances including a dishwasher. The lounge opens out onto a private rear garden area, complete with a patio area and artificial grass area. Within the ground floor of the property there is also a separate WC area, adjacent to the entrance hallway.

Upstairs boasts as many as 3 bedrooms, 2 of which are double in size, with this floor also housing a family sized tiled bathroom, complete with a fitted suite. This property also includes parking available at the front of the property.

Northolt Avenue is conveniently located within reaching distance of many of Bishop's Stortford's most notable and prestigious schools / educational facilities. The property is located just 2.1 miles from the globally renowned Bishops Stortford College, 2.3 miles away from the Ofsted Outstanding St Joseph's Primary School as well as being 3.1 miles away from the Manor Fields Primary School.

Call us today to avoid disappointment – 01279 654646



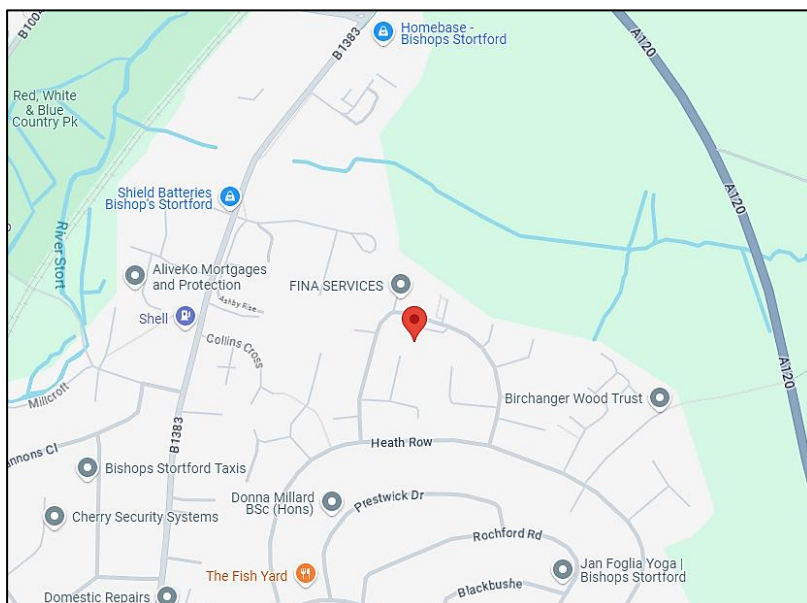
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



### Directions

From our Office:

PM Estates  
7 Riverside Walk, South St, Bishop's Stortford  
CM23 3AG  
Follow A1059 to The Causeway/A1250  
(0.2 mi)  
Take Stansted Rd/B1383 to Heath Row  
3 min (0.8 mi)  
Follow Heath Row to Northolt Ave  
2 min (0.4 mi)  
Northolt Ave  
Bishop's Stortford CM23 5DU

# Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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