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*Independent Estate Agents and Valuers*



## **Friars Cottage, Lower Road, Little Hallingbury, Bishop's Stortford, Herts, CM22 7QZ Guide price £995,000**

A superbly presented, extended and generously proportioned four double bedroom detached house which stands on a large plot close to the centre of very popular village.

Friars Cottage is one of a pair of well renowned timber framed Potton Homes built in 1989.

It offers a large number of interesting features namely: A large inglenook fireplace in the sitting room, a brick fireplace with wood burning stove in the family room, an enormous kitchen/breakfast room with an extensive range of bespoke oak units and granite work surfaces, a wealth of exposed timbers throughout the property and a galleried first floor landing with a pargetted oak tree on the staircase approach,

In brief the accommodation which has gas central heating and double glazing throughout comprises: Entrance hall, downstairs cloakroom, sitting room, family room, dining room, kitchen/breakfast room, utility room, master bedroom with an en-suite shower room and twin 'his and hers' wardrobes, three further good sized bedrooms and a family bathroom.

The property has a 55' road frontage and a front garden which is approximately 75' in length.

There is a 'L' shaped driveway and turn-around area with parking for numerous cars as well as a large integral double garage.. Immediately to the rear of the house is a full-width paved terraced which is ideal for al-fresco dining. Steps then lead up to a neatly presented formal garden with lawn and flower beds. Then we get to the added bonus. Step through a privet hedge into a third garden area which measures around 93' in width and 75' in depth. A growing family could put this to many different uses.

The current owners have carried out many improvements throughout their time in the house but have left scope for further expansion as they obtained planning permission to convert the double garage into additional accommodation and to erect a detached double garage in the front garden.

Little Hallingbury is a charming Essex village which is close Bishop's Stortford, Harlow and Sawbridgeworth, all of which have stations on the Cambridge to Liverpool St. line. This property is within easy walking distance of the village hall which has a part-time post office, St Mary's church and the village primary school. The George public house is about half a mile away.

EPC Band C. Council Tax Band G.

### **Covered porch**

Front door to:

### **Entrance Hall**

A large entrance area which features wood panelling and exposed brickwork.

Radiator. Stairs to the first floor. Understairs cupboard. Two wall light points. Display niche. Built-in cloaks cupboard with automatic light.

### **Downstairs Cloakroom**

6'5" x 3'8" (1.976 x 1.138)

A modern white suite with complementary half tiled walls and floor. Pedestal wash basin with mixer tap. Low level WC. Radiator. Double glazed window to the side aspect.

### **Sitting Room**

17'11" x 14'5" (5.468 x 4.406)

A spacious reception room which features an impressive inglenook fireplace.

Double glazed windows to the front and side aspects. Radiator. TV point. Exposed timbers. Three wall light points. Integrated speakers in the ceiling. Double opening glazed doors lead to the family room.



### **Inglenook Fireplace**

A superb feature is this impressive inglenook fireplace which has a wrought iron canopy over a log effect gas fire set in an ornate dog basket. To either side are two tiled seats plus a display niche and integrated lighting.



### **Family Room**

14'9" x 12'9" (4.502 x 3.904)

Double glazed window to the side aspect. Radiator. Exposed timbers.

Feature natural brick chimney breast with arch and fireplace which incorporates a wood burning stove.



### Dining Room

13'11" x 9'5" (4.244 x 2.881)

Double glazed window to the side aspect and French doors to the rear garden. Two radiators. TV point. Open aspect to:



### Kitchen/Breakfast Room

31'8" x 18'11" (9.653 x 5.772)

A magnificent and extensively equipped room with bespoke oak 'soft close' units and granite work surfaces installed by Mark David kitchens of Sawbridgeworth who have over thirty years experience in the industry. The room is well lit by four double glazed windows to the rear aspect.

The integrated appliances comprise: Two Bosch ovens, stainless steel and glass chimney extractor hood, dishwasher and a Neff six ring induction hob.

Villeroy & Boch inset one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below plus a large island unit which is home to the main cooking area and has plenty of additional cupboards and breakfast bars on one side and one end.

Natural limestone tiled floor. Space for an American style fridge/freezer. Two radiators. Exposed timbers. Twenty five inset ceiling lights. Wall mounted dresser with a granite work surface with cupboards below and glass fronted cupboards above. On one wall are three full-height storage cupboards one of which houses the Worcester Bosch gas fired central heating boiler.

Doors lead to the rear garden, integral garage and the utility room.

### Kitchen/Breakfast Room



### Utility Room

15'9" x 11'4" (4.806 x 3.479)

Natural limestone tiled floor. Oak units with granite effect work surfaces. Enamel single drainer sink unit with swan neck mixer tap. Radiator. Xpelair extractor fan. Double glazed window to the rear aspect. space and plumbing for washing machine. Radiator. Heated towel rail. Double glazed window to the rear aspect. Three inset ceiling lights. Hatch to loft space which runs the length on the kitchen extension.

### First Floor Galleried Landing

Approached via a turning staircase, passing a pargetted feature of an oak tree.

The landing is galleried and has a wealth of exposed timbers. Double glazed window to the front aspect. Radiator. Hatch to loft space. Area of brick wall with a display niche. Built-in and shelved airing cupboard housing pre-lagged hot water cylinder.



### Bedroom One

14'11" x 12'8" plus wardrobes (4.552 x 3.879 plus wardrobes)

A spacious master bedroom which benefits from twin built-in wardrobe cupboards with automatic lighting.

Radiator. Double glazed window to the front aspect. Exposed timbers. TV point. Door to:



### En-Suite Shower Room

9'8" x 7'0" (2.965 x 2.156)

Fitted with a modern white suite and complementary fittings and tiling.

Vanity unit wash basin with mixer tap and cupboards below. WC with concealed cistern. Shower cubicle with Aqualisa shower unit. Ceramic tiled floor. Chrome heated towel rail. Double glazed window to the side aspect. Fitted mirror and light. Fitted cupboards and drawers.



### Bedroom Two

16'0" x 9'11" plus wardrobe (4.891 x 3.038 plus wardrobe)  
Double glazed windows to the side and rear aspects.  
Radiator. Exposed timbers. TV point. Deep built-in wardrobe  
cupboard with automatic light.



### Bedroom Three

11'1" x 10'4" (3.381 x 3.171)  
Double glazed window to the rear. Radiator. Exposed timbers.  
Access to large eaves storage cupboard.



### Bedroom Four

11'8" x 8'7" (3.563 x 2.634)  
Double glazed windows to the front and side aspects. Radiator.  
exposed timbers. Telephone point. Built-in shelved storage  
cupboard.



### **Family Bathroom**

11'0" x 8'9" max (3.358 x 2.677 max)

A luxury bathroom with a modern white suite and fully tiled walls.

Panel bath with mixer tap and hand shower attachment. Vanity unit wash basin with mixer tap and cupboards below. WC with concealed cistern. Three inset ceiling lights. Ceramic tiled floor. Heated towel rail. Shaver point. fitted mirror and light. Double glazed window to the rear aspect.



### **Rear Garden**

The rear garden is divided into three areas: The full-width paved patio extends to approximately 55' and runs the full width of the property with doors from the dining room and kitchen. Steps lead up to an area of formal garden with a neatly manicured lawn and abundantly stocked flower and shrub borders.



### **Rear Garden**

A gap in the privet hedge opens out onto the third area which is mainly laid to grass with a small kitchen garden area, a shed and an abundance of established trees and shrubs. This section of the garden is ideal for a family with young children, looking for a play area. This area of garden is approximately 93' x 75'.

### **Rear View Of House**

#### **Front Garden**

The front garden measures over 70' in length and has a 55' road frontage.

Enclosed by fencing to one side and hedges to the front and side. Large 'L' shaped lawn area with flower borders. Outside light and tap.

The extensive 'L' shaped Tarmac driveway and turnaround area provides off-road parking for at least six cars.

Planning permission has been granted for the erection of a detached double garage on the hardstanding part of the driveway.

#### **Integral Double Garage**

18'7" x 16'0" (5.684 x 4.894)

Double remote controlled door. Light and power connected. Door to the kitchen/breakfast room.

N.B. Planning permission has been granted for the garage to be converted into further accommodation. This is in conjunction with the afore mentioned planning for a detached garage.

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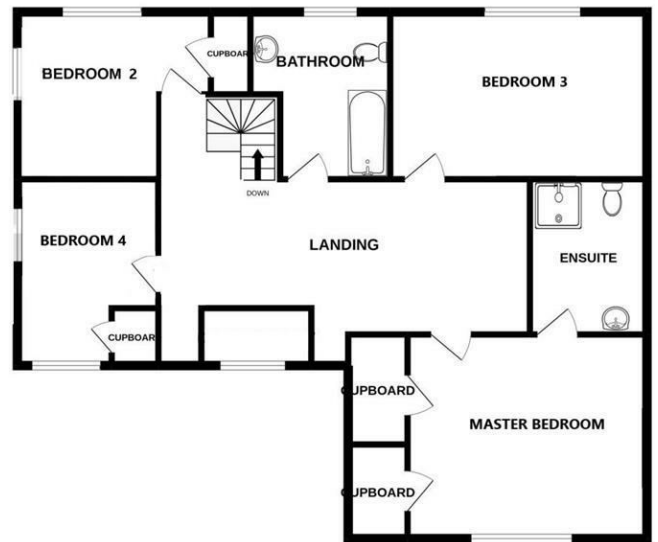
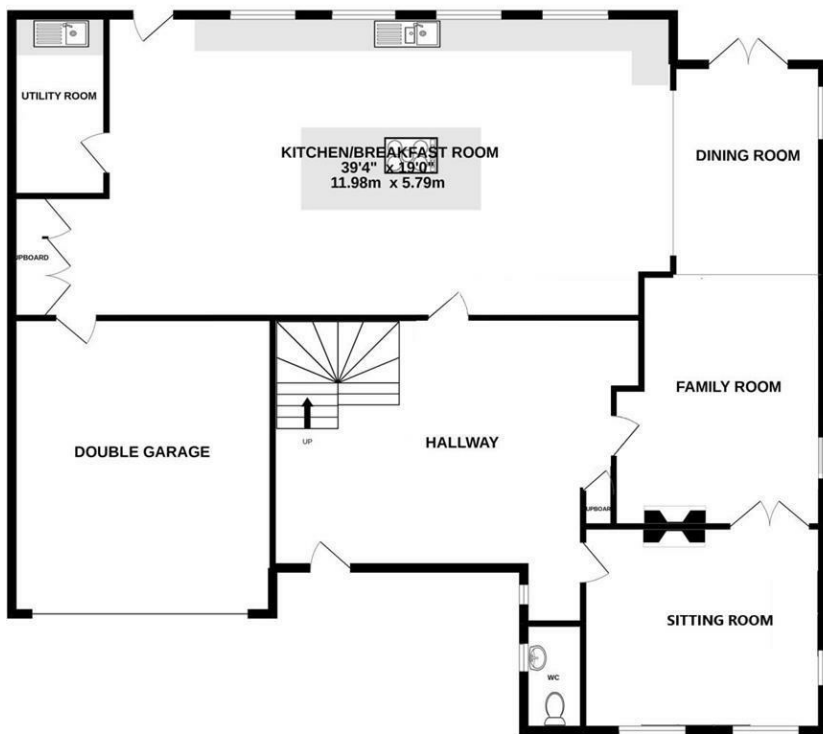
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In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



TOTAL FLOOR AREA : 3036 sq.ft. (282.1 sq.m.) approx.