

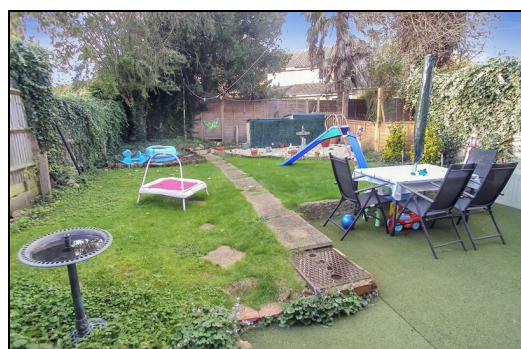
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

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*Established 1986*

*Independent Estate Agents and Valuers*



**37, Norfolk Way, Bishop's Stortford, Herts, CM23 3PN**

**Guide price £439,995**

A spacious extended semi detached family house which has double glazing and gas central heating.

The accommodation comprises; Entrance hall, downstairs cloakroom, large dual aspect sitting/dining room, fitted kitchen/breakfast room, first floor bathroom and four good sized bedrooms.

There is a 40' rear garden and a 40' blocked paved front garden which provides parking for at least five cars.

The property is well located for local schools and is only a few minutes walk from an excellent range of shops at Havers Parade. The town centre with mainline railway station is approximately a mile away.

EPC Band D. Council Tax Band D.

## **COVERED PORCH**

### **FRONT DOOR TO;**

#### **ENTRANCE HALL**

3'11" x 9'2" (1.199 x 2.801)

Double glazed window. Radiator. Telephone point. Stairs to first floor.

#### **DOWNSTAIRS CLOAKROOM**

4'6" x 2'9" (1.390 x 0.839)

Low level WC. Wall mounted wash basin. Double glazed window. Radiator wood effect vinyl flooring.



## **L SHAPED SITTING/DINING ROOM**

19'2" x 14'11" (5.866 x 4.569)

#### **SITTING AREA**

8'0" x 11'10" (2.449 x 3.617)

Double glazed window to front aspect. TV point. Radiator. Wood effect flooring.



## DINING AREA

14'11" x 9'1" (4.569 x 2.775)

Sliding patio doors to the rear garden. Under stairs cupboard.  
Wood effect flooring.



## KITCHEN/BREAKFAST ROOM

14'9" x 8'6" (4.498 x 2.604)

White gloss shaker style units with soft closing doors. Brushed steel handles. Integrated Fridge/Freezer, Dishwasher, Washing Machine. Space for a cooker. Stainless Steel sink with single drainer and mixer taps with cupboard below. Granite effect work top. Eye level wall cupboards 2 Double, 3 Single and 1 Corner. LED lighting. Ceramic tiled splashback. Wood effect vinyl flooring. Double glazed window and door to the rear garden. Radiator. Space for table and chairs.



## FIRST FLOOR LANDING

Loft Hatch

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**BEDROOM 1**

13'1" x 9'6" (4.011 x 2.915)

Built in wardrobe with glass sliding doors. One large and one small double glazed window to the front aspect. Bulkhead storage cupboard. Radiator. Wooden floors boards.



**BEDROOM 2**

10'6" x 8'7" (3.220 x 2.624)

Double glazed window to front aspect. Radiator. Carpet. Loft Hatch.



**BEDROOM 3**

9'3" x 8'11" (2.842 x 2.724)

Built in airing cupboard housing a Vaillant boiler. Double glazed window to rear aspect. Carpet.



**BEDROOM 4**

8'6" x 8' (2.59m x 2.44m)

Double glazed window to rear aspect. Radiator. Carpet.



**BATHROOM**

5'7" x 5'2" (1.714 x 1.584)

Low level WC. Shell shaped pedestal wash basin. Panel bath with mixer taps and overhead shower attachment. Fully tiled.



## REAR GARDEN

40'3" (12.269 )

40' rear garden. Astro turf patio area. Stepping stone path. Lawn area. Ornate stone area. Hawthorne tree. Wooden fence on three sides. Outside Light. Outside Tap



## FRONT GARDEN

Approximately 40' in length. Block paved. Parking for at least five cars. Outside light.

## LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

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.

## FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

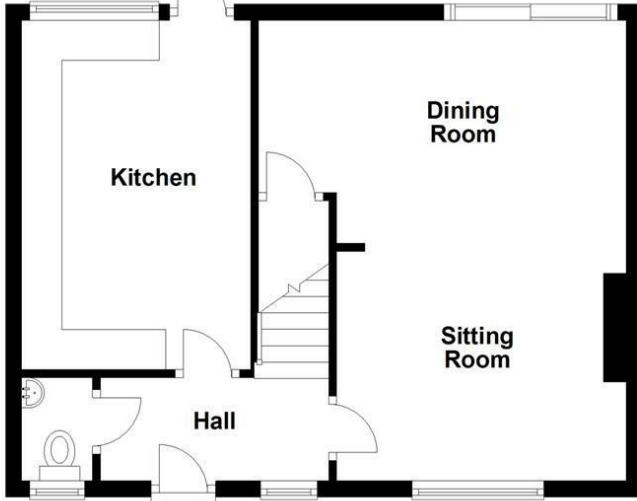
## Disclaimer

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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.



### Ground Floor



### First Floor



**APPROX GROSS INTERNAL FLOOR AREA 925 SQFT**  
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**