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Established 1986

Independent Estate Agents and Valuers



10, Pinelands, Bishop's Stortford, Hertfordshire, CM23 2TE

Guide price £575,000

A well presented and extended 1930's semi-detached family home offering three spacious bedrooms, gas fired heating to radiators and double glazing throughout.

Accommodation consists of an entrance hallway, dining room with feature bay window, ground floor WC, pantry cupboard, fitted kitchen/breakfast room, large sitting room with sliding doors to the garden, three spacious bedrooms, bathroom and separate shower room.

The private and well tended South facing rear garden is approximately 70ft long. There is gated side access leading to the front of the property which has driveway parking for two vehicles.

Pinelands is a quiet cul-de-sac in the prime North West corner of Bishop's Stortford. It is within a short walk of the outstanding Northgate Primary School, town centre and train station. The town's sporting facilities are on the doorstep with the Grange Paddocks leisure centre and cricket/tennis clubs within a short walk.

EPC Band D. Council Tax Band D.

Entrance Porch

Double glazed window to side, door through to;

Entrance Hallway

Spacious hall with double glazed window to side, radiator, doors to WC and pantry, ceiling light, stairs to first floor;

Ground Floor WC

Double glazed window to side, WC, wash basin, electric heater and ceiling spotlight;

Pantry Cupboard

Sitting Room

20'3" x 10'5" max (6.18m x 3.19m max)

Large reception room with sliding doors to the rear garden, radiator, wall lights and ceiling light point;



Dining Room

12'8" (into bay) x 10'5" (3.87m (into bay) x 3.18m)

Bright and spacious reception room with large feature bay window, radiator and ceiling light point;



Kitchen/Breakfast Room

17'10" x 6'11" max (5.45m x 2.13m max)

Bright and well fitted kitchen with a good range of base and eye level units, integrated fridge, freezer and dishwasher, space for cooker with fitted extractor over, space for washing machine, inset 1.5 bowl sink, double glazed windows to the side and rear, door to rear garden, breakfast bar, radiator and spotlights.



First Floor Landing

Airing cupboard housing wall mounted gas fired Baxi boiler, double glazed window to the side, loft access with a fitted ladder (loft is boarded with a light), ceiling light point and doors to;

Bedroom 1

13'1" (into bay) x 10'5" (3.99m (into bay) x 3.19m)

Double bedroom with large double glazed feature bay window to front, built in wardrobes, units and drawers, radiator and ceiling light point;



Bedroom 2

12'5" x 10'5" max (3.80m x 3.20m max)

Double bedroom with double glazed window to rear, built in wardrobes, units and drawers, radiator and ceiling light point;



Bedroom 3

15'5" max x 7'1" max (4.71m max x 2.18m max)

Double glazed window to rear, built in wardrobes, radiator and ceiling light point;



Family Bathroom

Bath with shower attachment, WC, wash basin, Double glazed window to front, heated towel rail and ceiling light point'



Shower Room

Double glazed window to side, shower cubicle with wall mounted controls, heated towel rail, extractor fan and inset down lighters;

Front

Mature hedging providing privacy, driveway parking for two vehicles and gated side access to rear garden;

Rear Garden

Fabulous South facing rear garden extending to approximately 70ft, spacious patio area leading on to an immaculate lawn bordered by established trees and shrubs. There is a good quality garden workshop with power light and water connected with a greenhouse area to the rear. The garden further benefits from outside power/lighting and two water taps.



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
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 contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover. 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 & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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.



Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft

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