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Established 1986

Independent Estate Agents and Valuers



3, Badgers, Bishop's Stortford, Herts, CM23 4ES

Guide price £675,000

LARGE DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND, CLOSE TO EXCELLENT SCHOOLING AND SHOPS.

This impressive detached family home offers nearly 1700SQFT of accommodation arranged over two levels. The plot is larger than average for a house of this type and there is excellent scope to extend subject to planning consent. In brief the accommodation consists of three reception rooms, an open kitchen/breakfast room, utility and WC. On the first floor there are four bedrooms, two en-suite shower rooms and a family bathroom.

The outside space is excellent with a driveway providing parking for two cars to the front and a rear garden measuring 50FT square.

This home is energy efficient with a modern Viessmann gas fired boiler and Solar Panels on the South facing roof which generate electricity and a payment of approximately £1100.00 per year courtesy of the Feed in Tariff.

This is a great location and only a short walk from a park and the Thorley Park Neighbourhood Centre which has an excellent range of facilities including a Sainsburys supermarket. There are two well regarded primary schools close-by and within walking distance, as well as The Bishop's Stortford High School. The town centre with mainline railway station and an extensive range of shopping, dining and entertainment establishments is approximately a mile away whilst the train station is approximately 0.8 miles and a 15 - 20 minute walk.

EPC Rating is TBC - Council Tax Band is E (2569.01 - 2023/24)

Entrance Hall

With double glazed front door and double glazed window to side, radiator, stairs to first floor, ceiling light, door to cupboard under the stairs. Doors to;

Ground Floor WC

With WC, vanity unit with basin, ceiling light.

Kitchen

16'3" x 8'6" (4.96 x 2.60)

Spacious and bright kitchen with an excellent range of wall and base units, space for electric cooker with extractor over, space for tumble dryer, space for tall fridge, inset 1.5 bowl stainless steel sink, double glazed door and windows to rear, ceiling spotlights, radiator and internal door to garage.



Breakfast Room

9'11" max x 9'10" max (3.03m max x 3.01m max)

Archway through to the kitchen and ample space for dining table, ceiling light and radiator.



Utility Room

12'7" x 5'2" (3.84m x 1.58m)

With an excellent range of wall and base units and space for a freezer, fridge and washing machine, ceiling spotlights and radiator. There is a double glazed door to the side leading to the driveway and a useful storage cupboard opposite.

Study

8'4" x 5'2" (2.56 x 1.59)

With double glazed windows to the front and side, radiator and ceiling light.



Sitting Room

16'10" x 12'11" (5.15m x 3.94m)

Impressive principle reception room with double glazed windows to the front, radiator, wall light points and sliding doors opening through to;



Dining Room

12'9" x 11'6" (3.91m x 3.51m)

Accommodating a large dining table, sliding double glazed doors to the rear, radiator and ceiling light point.



First Floor Landing

With doors to all bedrooms and bathroom, ceiling light point, door to airing cupboard housing hot water tank and access to loft space which is boarded with a fitted ladder.

Bedroom 1

16'5" x 10'1" (5.02m x 3.09m)

Large principle bedroom suite with dressing area and en-suite shower room. The bedroom has double glazed windows to the rear, fitted dressing units, a radiator and ceiling light point.



Dressing Area

With fitted wardrobes.



En-Suite Shower Room

8'3" x 5'0" (2.53m x 1.53m)

Fully tiled and modern shower room with double glazed windows to the front and side, large walk in shower, tiled floor, heated towel rail, vanity unit with basin, WC and ceiling light.



Bedroom 2

11'5" x 10'6" (3.50m x 3.21m)

Large double bedroom with double glazed window to rear, radiator and ceiling light.



En-Suite Shower Room

7'5" x 4'9" (2.27m x 1.47m)

Fully tiled shower room with double glazed window to side, large double shower unit, wash basin and WC.



Bedroom 3

11'6" x 7'4" (3.51m x 2.25m)

Double bedroom with double glazed window to front, radiator and ceiling light point.



Bedroom 4

10'2" x 7'3" (3.10m x 2.22m)

Double glazed window to front, radiator and ceiling light point.



Bathroom

8'7" x 6'9" (2.62m x 2.06m)

Fully tiled bathroom with panel enclosed bath and wall mounted shower attachment with screen, wash basin, WC and double glazed window to side.



Front

South facing with well tended garden and driveway parking for two cars. The South facing roof has energy generating Solar Panels and these benefit from the Feed in Tariff and generate a payment of approximately £1100.00 per year for the current owners.

Double Garage

19'1" x 16'8" (5.82m x 5.09m)

Large double garage with up and over door, wall mounted Viessmann boiler installed approximately 4/5 years ago, door to rear garden and two windows to rear, loft space and ceiling light.

Rear Garden

50'0" x 50'0" (15.25m x 15.25m)

Laid mostly to lawn with established flower and shrub borders, spacious patio area with raised beds and a greenhouse.



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.

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.

FINANCIAL SERVICES

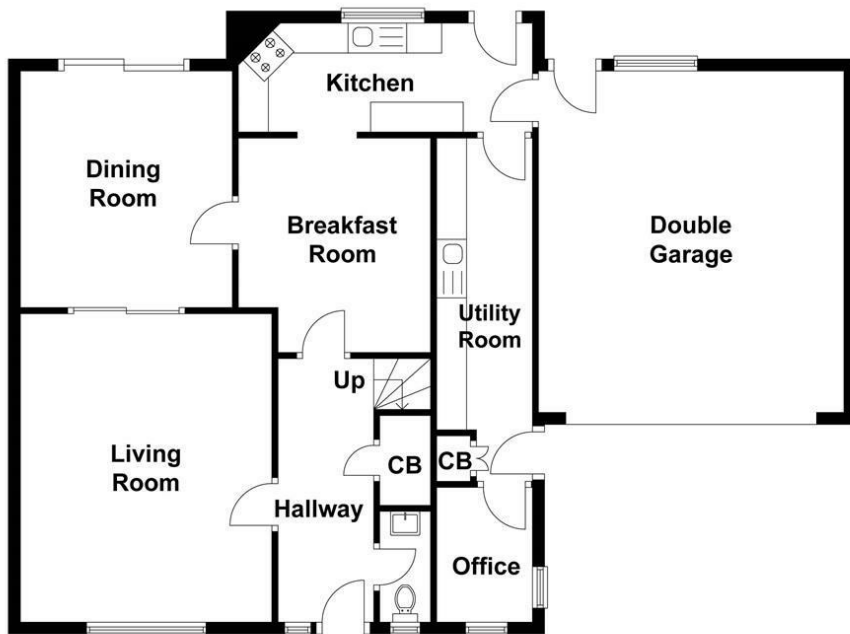
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1688 SQFT (Excluding Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE