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Established 1986

Independent Estate Agents and Valuers



47, Lower Park Crescent, Bishop's Stortford, Hertfordshire, CM23 3PU

Guide price £425,000

WELL POSITIONED IN A SOUGHT AFTER NON-ESTATE LOCATION OVERLOOKING AN AREA OF PARKLAND.

A spacious three bedroom semi detached which has gas central heating and double glazing.
It offers plenty of scope for enlargement, subject to the required permissions.

The accommodation comprises: Entrance hall, large dual aspect lounge/dining room, fitted kitchen, three well proportioned bedrooms and a modern bathroom.

The rear garden is over 50' in length and features a detached HOME OFFICE/GARDEN ROOM which is double glazed and fully insulated. The enclosed front garden has driveway parking for one car leading to an attached single garage.

The property is located within a short walk of a useful parade of shops, the town centre and the mainline railway station. There are two Ofsted rated primary schools within easy walking distance as is the Thorley Park Neighbourhood Shopping Centre which has a Post Office, doctors and dentists surgeries, a day nursery and a Sainsbury's supermarket.

EPC Band D. Council Tax Band D.

Covered porch

Front door to;

Entrance hall

Stairs to the first floor. Radiator. Understairs cupboard. Doors to kitchen and:

Lounge/Dining Room

18'11" x 12'0" (5.770 x 3.661)

A very spacious dual aspect room which is well lit by double glazed windows to the front and rear.

Two radiators. TV points.



Fitted Kitchen

10'0" x 8'0" (3.071 x 2.441)

Fitted with a range of modern units which incorporate a stainless steel double oven, gas hob and dishwasher.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. One double and two single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Radiator. Understairs storage cupboard. Four inset ceiling lights. Space for upright fridge/freezer. Double glazed window to the rear. Double glazed door to the side.



First Floor Landing

Double glazed window to the side. Hatch and retractable ladder to a boarded loft space which has a light connected and houses the wall mounted gas fired combination boiler.

Bedroom One

11'8" x 10'7" plus door recess (3.581 x 3.250 plus door recess)

Antique style radiator. Double glazed window to the front.



Bedroom Two

12'0" x 10'5" (3.660 x 3.181)

Antique style radiator. Double glazed window to the rear. Built-in shelved storage cupboard



Bedroom Three

7'10" x 7'2" (2.411 x 2.199)

Antique style radiator. Double glazed window to the front. Built-in cabin bed with storage space below.



Bathroom

6'5" x 5'4" (1.960 x 1.631)

Fitted with a modern white suite.

Pedestal wash basin. Low level WC. Panel bath with folding shower screen, fully tiled splash surround and a shower unit. Chrome heated towel rail. Double glazed window to the rear. Extractor fan. Three inset ceiling lights. Radiator.



Rear Garden

A good sized rear garden which extends to over 50' in length and enjoys a sunny north-west facing aspect. Paved patio area. Large lawn area with shrubs to the boundaries. Two lilac trees. Apple tree. Wooden garden shed. Door to the garage.



Detached Home Office/Garden Room

9'11" x 7'5" (3.025 x 2.274)

A real bonus is this lovely fully insulated building which has double glazing, light and power connected and has ethernet connection for Wi-Fi.



Front Garden

Approximately 20' in length. Dwarf brick wall to the front boundary and a hedge to one side. Lawn area with flower border. Electric car charging point. Block-paved driveway with parking for one car leads to:

Garage

17'1" x 8'0" (5.210 x 2.440)

Up and over door. Light and power connected. Door to the rear garden.

View Of The Park

The property enjoys a view to an area of parkland to the front. This 'Green Wedge' runs from Thorley Hill over to the Thorley Park Neighbourhood Centre where there is a children's playground, Busy Bees Nursery and various useful shops including a Sainsbury's supermarket



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.

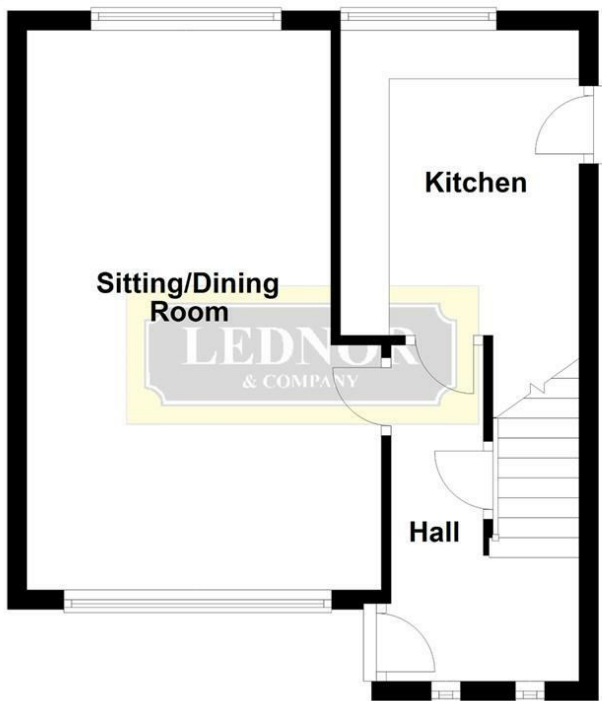
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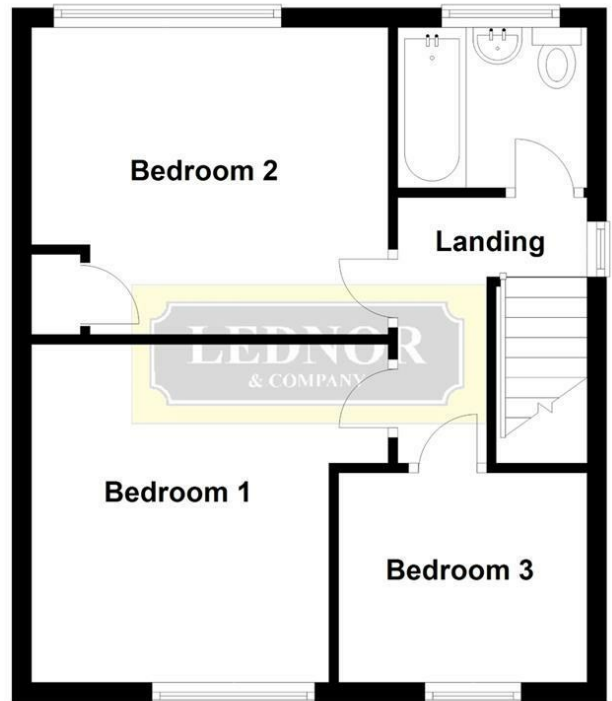
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 775 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE