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*Established 1986*

*Independent Estate Agents and Valuers*



**61, Newland Avenue, Bishop's Stortford, Hertfordshire, CM23 2UW**

**Offers over £450,000**

VERY WELL PRESENTED HOME IN AN EXTREMELY CONVENIENT LOCATION CLOSE TO EXCELLENT NEW SCHOOLING AND TRANSPORT LINKS.

This spacious modern home constructed in 2019 is in very good decorative order throughout. The accommodation on the ground floor consists of a large open plan living area which includes a fitted kitchen with integrated appliances, a bright sitting/dining room with double doors opening onto the garden and a WC. On the first floor there is a spacious principle bedroom suite with a fitted double wardrobe and en-suite shower room. There are two further bedrooms and a bathroom.

To the front of the property there is a small private garden enclosed by feature fencing. There is a larger private garden to the rear of the property and there is direct access into the single garage. To the front of the garage there is a driveway with off road parking for one vehicle.

The council tax band is TBC . The EPC Rating is B.

## Front

Pretty front garden enclosed by feature fencing.



## Entrance Hall

Bright entrance hall with doors to WC and open plan living area, radiator and wall mounted consumer unit.

## Ground Floor WC

Window to front, sink, WC

## Kitchen

9'10" x 8'1" (3.02 x 2.47)

Excellent fitted kitchen with a good range of wall and base units and integrated appliances. Appliances include an inset 4 ring gas hob, integrated double oven, integrated dishwasher and integrated fridge/freezer. There is a double glazed window to the front and a wall mounted gas fired combi boiler.

## Sitting/Dining Room

16'4" x 15'5" (5.0 x 4.72)

Large bright room with double doors opening onto the garden, spacious cupboard and two radiators.



## First Floor Landing

Doors to all rooms and loft access.

### Bedroom 1

12'10" max x 10'2" (3.93m max x 3.12)

Principle bedroom with double fitted wardrobe, window to front and radiator.



### En-Suite Shower Room

6'8" max x 5'0" (2.05m max x 1.53m)

Good quality suite with double shower unit, heated towel rail, WC, sink and window to front.



**Bedroom 2**

10'4" x 8'11" (3.16 x 2.72)

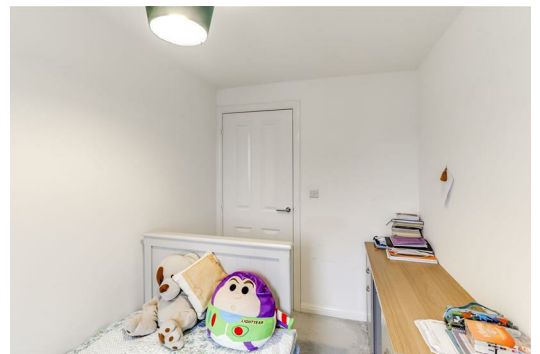
Double bedroom with window to rear, built in wardrobe and radiator.



**Bedroom 3**

10'4" x 6'3" (3.16 x 1.92)

Window to rear and radiator.



**Bathroom**

6'3" max x 6'11" (1.93m max x 2.13m)

Spacious bathroom with bath and independent shower over, fully tiled surround, shower screen, WC and basin.



### **Rear Garden**

Private rear garden mostly laid to lawn with patio and path providing direct side access to the garage. Gated access from the garden to the driveway.



### **Garage**

18'4" x 9'1" (5.60m x 2.78m)

Located to the rear of the property but accessible from the garden via a side door, up and over door to the front, power, light and attic storage space. Driveway parking for one car to the front of the garage.

### **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.

### **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 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.

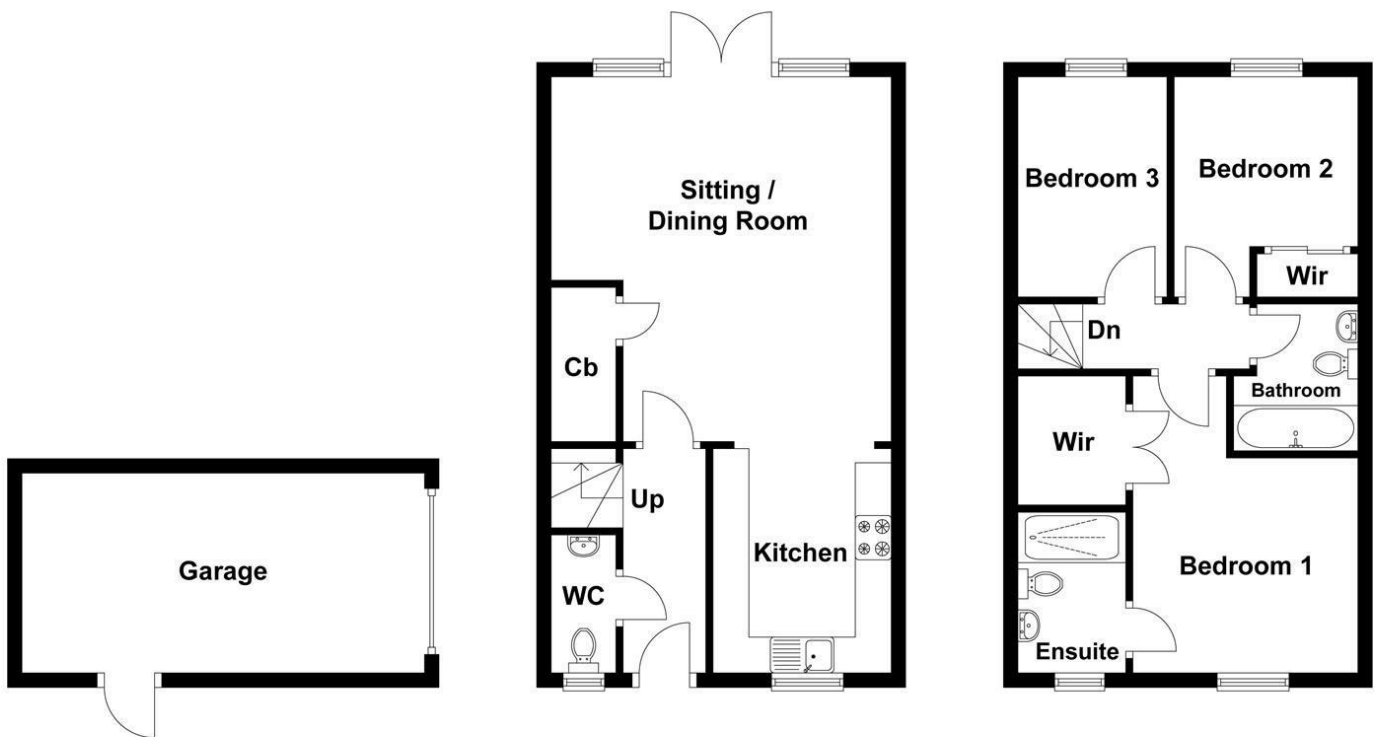
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Ground Floor

First Floor



**APPROX GROSS INTERNAL FLOOR AREA 78.7 SQM (847.11 SQFT)  
(EXCLUDING GARAGE)**

**GARAGE AREA 15.6 SQM (167.91 SQFT)**

**This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE**