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Established 1986

Independent Estate Agents and Valuers



120, Stortford Hall Park, Bishop's Stortford, Hertfordshire, CM23 5AP

Guide price £469,995

A spacious three bedroom semi detached house which has gas central heating and double glazing. The property has been well maintained but would benefit from some updating. The accommodation comprises: Entrance hall, Large dual aspect lounge/dining room, kitchen, two double bedrooms, a good sized single bedroom and a modern shower room.

The rear garden is over 100' in length and has been beautifully tended. It has a patio, lawn area, abundantly stocked borders and a large kitchen garden area to the rear of the plot. The enclosed front garden has a block-paved driveway which runs down the side of the house, providing parking for at least three cars and leading to a detached garage.

The property is located at the end of a residential cul-de-sac and is within easy walking distance of the mainline railway station which offers an excellent commuter service into Liverpool St. station. It is also very well located for access to Hockeril Anglo-European College, Herts and Essex High School and the M11 motorway.
EPC Band D. Council Tax Band D.

Covered Porch

Outside light. Front Door To;

Entrance Hall

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

Lounge/Dining Room

24'3" x 12'2" max (7.403 x 3.724 max)

Well lit by double glazed windows on two aspects which includes sliding patio doors to the rear garden.

Two radiators. TV point. Serving hatch to the kitchen.



Kitchen

10'4" x 8'0" (3.163 x 2.452)

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Three single and two double eye level wall cupboards. Spaces for cooker and washing machine. Understairs cupboard with space for upright fridge/freezer. Baxi wall mounted gas fired central heating boiler. Radiator. Ceramic tiled splashbacks to work surfaces. Xpelair extractor fan. Double glazed window to the rear aspect. Double glazed door to the side.



First Floor Landing

Double glazed window to the side aspect. Hatch and retractable ladder to the loft space.

Bedroom One

12'11" x 10'4" (3.961 x 3.167)

Double glazed window to the front aspect. Radiator. Three double fitted wardrobe cupboards.



Bedroom Two

12'4" x 10'5" (3.776 x 3.197)

Double glazed window to the rear aspect. Radiator. Double fitted wardrobe cupboard. Built-in airing cupboard housing pre-lagged hot water cylinder. Fitted dressing table unit with adjacent cupboards.



Bedroom Three

7'11" x 9'4" max (2.421 x 2.849 max)

Double glazed window to the front aspect. Radiator. Bulkhead storage cupboard.



Shower Room

5'10" x 5'4" (1.781 x 1.641)

Fitted with a modern white suite.

Wall mounted semi pedestal wash basin with mixer tap. Low level WC. Large walk-in shower cubicle with glazed screen and Aqualisa shower unit. Double glazed window to the rear aspect. Xpelair extractor fan. Chrome heated towel rail. Fully tiled walls. Four inset ceiling lights.



Rear Garden

A beautifully tended rear garden which is over 100' in length. Paved patio area immediately to the rear of the house. Lawn area with abundantly stocked flower and shrub borders. Numerous shrubs and trees. Rockery. To the rear of the plot is a large kitchen garden area.



Rear View Of House

Front Garden

Dwarf brick wall to the front boundary. Lawn area with flower borders. Magnolia tree.

Block-paved pathway to the front door.

Block-paved driveway with parking for at least three cars leads to:

Detached Garage

15'8" x 8'3" (4.793 x 2.516)

Double opening wooden doors. Light and power connected.

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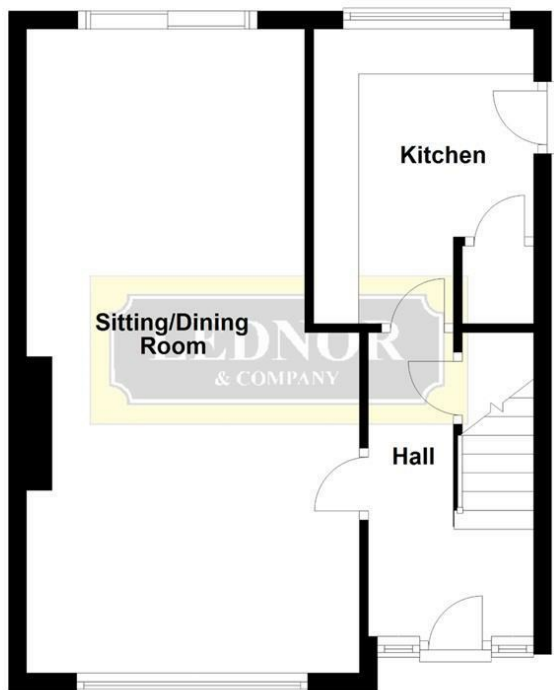
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For clarification, we wish to inform prospective purchasers that we have prepared these sales

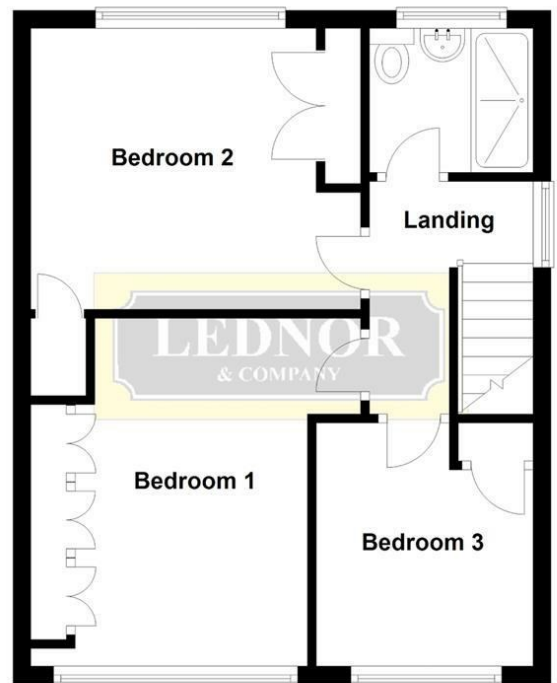
particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for 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 875 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE