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Bishop's Stortford  
Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



## **2, Havers Lane, Bishop's Stortford, Herts, CM23 3PB**

**Guide price £625,000**

SUPERB CENTRAL LOCATION WITHIN A SHORT WALK OF THE STATION AND TOWN CENTRE.

A very impressive and extremely spacious three/four bedroom detached property which offers well maintained accommodation which has the benefit of gas central heating and double glazing throughout.

The property comprises: Entrance hall, large dual aspect sitting room with fireplace, family/playroom/potential fourth bedroom, downstairs shower/cloakroom, utility room, enormous open plan kitchen/breakfast/dining room with an extensive range of kitchen units, study, master bedroom with en-suite shower room and a walk-in dressing area, two further generously proportioned bedrooms and a family bathroom.

There is a private 70' rear garden with lawn and two patio areas, a side garden which is ideal for storage and a good sized front garden with driveway parking for at least two cars.

N.B. Planning permission has been granted to extend and alter the layout. Further details are available via the agents.

As previously mentioned, this property is in a prime location for access to the mainline railway station and the town centre which offers an extensive range of shopping and eating establishments. It is located next to Havers Park Bowls Club and a short distance away from picturesque walks along the River Stort into town and out into the Hertfordshire countryside.

EPC Band D.. Council Tax Band F.

**Front Door to:**

**Entrance Hall**

Karndean tiled floor. Doors to study and:

**Sitting Room**

24'1" x 11'10" (7.341 x 3.616)

A spacious room which is well lit by double glazed window to the side aspect and a bay window with integrated bench seat to the front.

This room features an attractive fireplace with a modern stone surround and a wood burning stove.

Three radiators. TV point. Doors to inner lobby and family room/playroom.



**Fireplace**



### Family Room

15'5" x 11'6" average (4.720 x 3.511 average)

Formerly the garage, this spacious addition to the house could be put to a number of uses. It has previously been used as a bedroom and is currently a children's playroom.

Double glazed window to the rear aspect. Radiator. Fitted wardrobe/storage cupboards.



### Inner Lobby

Radiator. Doors to kitchen and:

### Shower Room/Cloakroom

7'0" x 6'7" (2.152 x 2.009)

Fitted with a modern white suite and fully tiled walls.

Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Quadrant shower cubicle with hand-held and overhead shower units. Extractor fan. Chrome heated towel rail. Wood effect laminate flooring. Shaver point. Fitted mirror with integrated LED lighting.



### Utility Room

6'5" x 4'11" (1.960 x 1.520)

Double glazed door to the rear garden. Fitted work surface with room for appliances below.

### Open Plan Kitchen/Breakfast/Dining Room

26'10" max x 17'4" (8.193 max x 5.298)

An enormous 'L' shaped room which is described as two separate areas below.

### Dining Area

11'9" x 11'9" (3.600 x 3.595)

Wood effect laminate flooring. Radiator



### **Kitchen/Breakfast Area**

17'4" x 15'4" (5.298 x 4.674)

Fitted with an extensive range of matt cream shaker style units and wooden worktops which incorporate: Bosch stainless steel oven, AEG microwave, dishwasher, ceramic hob and stainless steel and glass chimney style extractor hood.

White enamel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. One double and six single eye level wall cupboards with lighting below. Breakfast bar, Along one wall is a set of full height cupboards, one of which houses the gas central heating boiler and Ariston mains pressure hot water cylinder. Next to this is a cupboard which could be used for an integrated fridge/freezer, if required. Ceramic tiled splashbacks to work surfaces. Two radiators. Double glazed window and door to the rear aspect. Door to the utility room.



### **Study**

13'5" into stair recess x 9'6" (4.114 into stair recess x 2.917)

Stairs to the first floor. Radiator. Double glazed bay window to the front aspect. Karndeian tiled floor. Understairs recesses. Door to entrance hall.



### **First Floor Landing**

Velux double glazed skylight window to the side aspect. Access to large eaves storage cupboard.

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### **Bedroom One**

14'8" x 9'10" plus cupboards and recesses (4.486 x 3.007 plus cupboards and recesses)

A large master bedroom which has a range of four double built-in wardrobe/storage cupboards.

Radiator. Double glazed window to the rear aspect. Door to en-suite shower room and opening to:



### **Walk-in wardrobe/Storage Area**

6'1" x 6'5" (1.869 x 1.958)

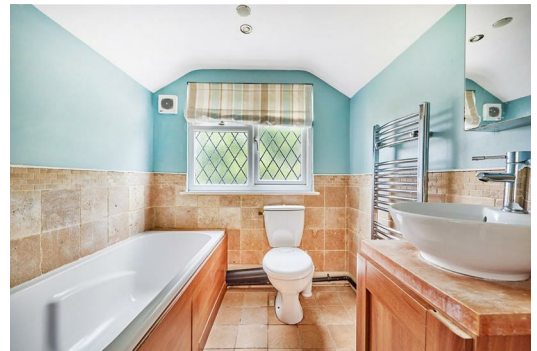
Double glazed window to the side aspect. Light and power connected.

### **En-Suite Bathroom**

6'3" x 5'6" (1.917 x 1.696)

Fitted with a modern white suite and half tiled walls.

Panel bath with mixer tap and shower attachment. Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Chrome heated towel rail. Ceramic tiled floor. Extractor fan. Double glazed window to the side aspect.



### Bedroom Two

21'10" x 8'2" (6.680 x 2.511)

A large second bedroom which is currently being used as a guest room and an office.

Double glazed windows to the front aspect and both sides.  
Radiator.



### Bedroom Three

11'11" max x 10'10" max (3.650 max x 3.313 max)

Radiator. Double glazed window to the side aspect.



### Family Bathroom

7'0" x 6'5" (2.150 x 1.960)

Fitted with a modern white suite and tiling.

Vanity unit wash basin with mixer tap and cupboards below.  
Adjacent WC with concealed cistern. Panel bath with mixer tap.  
Chrome heated towel rail. Double glazed window to the side aspect.



### **Rear Garden**

The rear garden is approximately 70' in length and enclosed by 6' fencing on all aspects. Lawn area. Paved patio to the rear of the plot. Outside tap and light. Wooden garden shed. Flower beds.

### **Extensive Patio**

Immediately to the rear of the house is an extensive decked patio area.

### **Side Garden**

Gated side pedestrian access to the front garden. Gravel, paved and decked areas.

### **Rear View Of House**

### **Front Garden**

A good sized front garden which is enclosed by fencing and double opening wrought iron gates. Brick-edged lawn area with stepping stone pathway to the front door. Outside light. Flower beds and borders. Double-width gravel driveway with room to park at least two cars.

### **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.

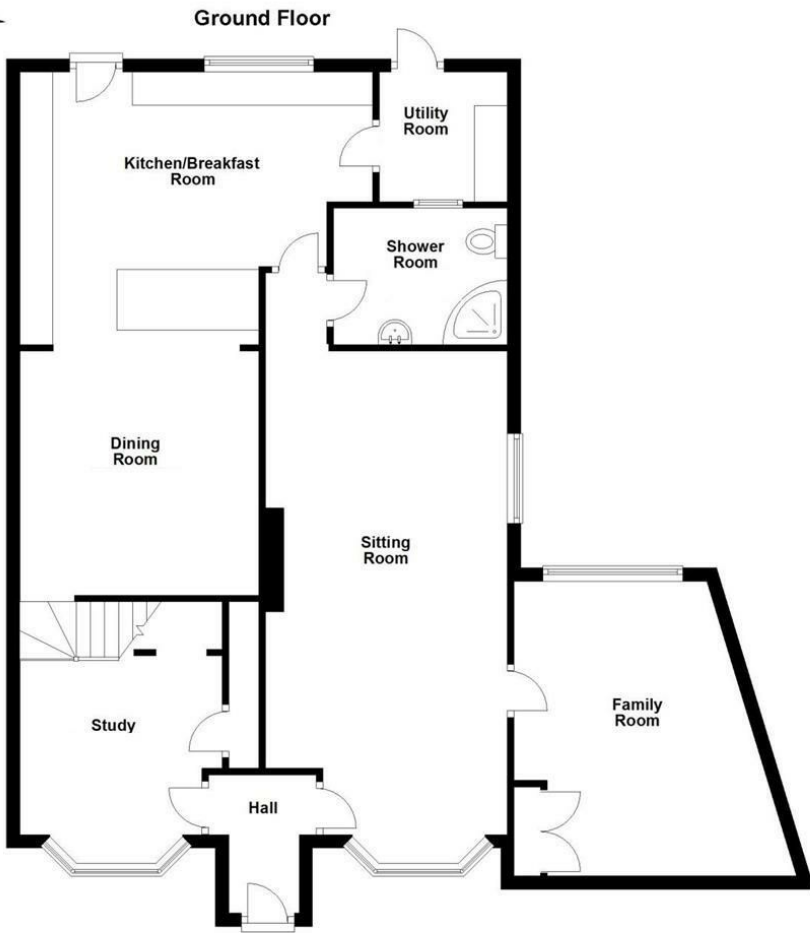
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

### **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

### **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.



Approx gross internal floor area 167 sqm (1800 sqft)