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Established 1986

Independent Estate Agents and Valuers



1, Poulteney Road, Stansted, Essex, CM24 8ED

Guide price £509,995

EXCELLENT CENTRAL LOCATION WITHIN A SHORT WALK OF THE TRAIN STATION, SCHOOLS AND VILLAGE CENTRE.

A very well presented three double bedroom family home with double glazing and gas central heating throughout. The accommodation consists of three separate reception rooms, a luxury fitted kitchen/breakfast room, ground floor WC, three double bedrooms and a large family bathroom.

There is a delightful West facing rear garden which includes two private seating areas, an immaculate lawn and an abundance of trees and shrubs. To the front the block paved driveway provides off street parking for two vehicles.

This property is situated in a quiet cul-de-sac in a prime central village location. The mainline train station, excellent schooling and shops /restaurants are within easy reach.

EPC Rating C / Council Tax Band D (2167.82 - 2024/25)

Entrance Hall

Doors to all rooms, two storage cupboards.

Kitchen/Breakfast Room

11'10" x 11'5" (3.63 x 3.48)

Luxury fitted kitchen with an excellent range of wall and base units and integrated appliances including a double oven, fridge/freezer, electric hob with extractor over, washing machine and dishwasher. The work tops are granite. The kitchen is bright and airy with a large window to the rear and a door to the garden.



Lounge

18'4" max x 13'4" (5.61m max x 4.08m)

Large reception room with feature fireplace and double doors opening onto the delightful rear garden.



Dining Room

10'10" x 8'7" (3.31 x 2.64)

Versatile room with double doors opening through to the lounge and a large window to the front.



Study

8'5" x 7'6" (2.59m x 2.31m)

Double glazed window to the front.



WC

Ground floor with basin.

First Floor Landing

Doors to all bedrooms and access to part boarded loft space accessed via a fitted ladder. The loft space houses the Worcester Combi boiler.

Bedroom 1

16'3" max x 9'2" (4.96m max x 2.81m)

Large and bright main bedroom with ample space for a sizeable double bed and associated bedroom furniture. Large double glazed windows to the front.



Bedroom 2

10'2" x 8'11" (3.11m x 2.72m)

Spacious double bedroom with double glazed window to the rear.



Bedroom 3

9'7" x 8'7" (2.93m x 2.64m)

Double bedroom with double glazed window to the front.



Bathroom

8'7" x 8'5" (2.64m x 2.57m)

Large bathroom with double glazed window to the rear, corner bath, separate shower, basin and WC.



Rear Garden

Fabulous West facing rear garden which has an abundance of established trees and shrubs. Decking leads onto a large area of well-tended lawn and at the base of the garden there is a secluded and paved seating area as well as a shed.



Front

To the front there is a block paved driveway with parking for two vehicles.

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
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

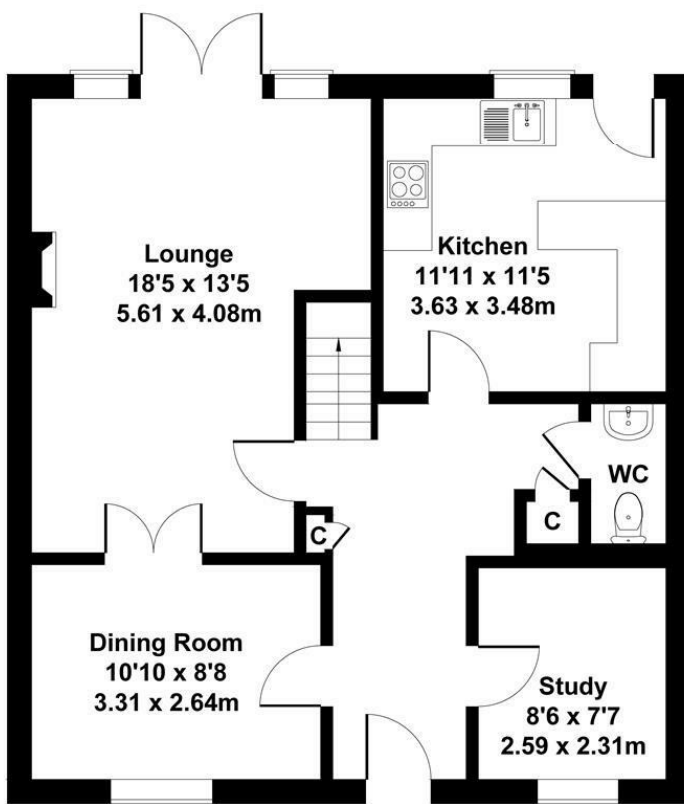
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.

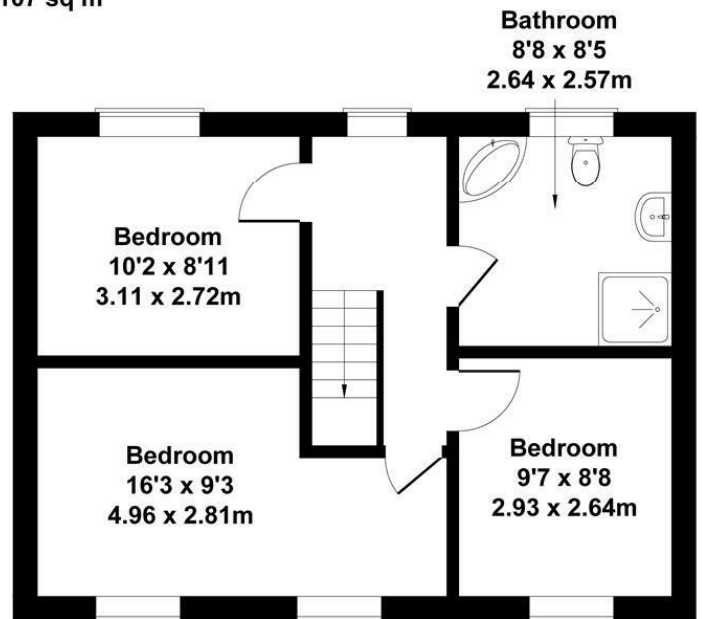
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

1 Poulteney Road

Approximate Gross Internal Area
1150 sq ft - 107 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.