

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

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Independent Estate Agents and Valuers



2, Oakwrights, Albury, Ware, Herts, SG11 2JH

Guide price £595,000

EXTENDED MODERN FAMILY HOME CONSTRUCTED IN 2003 BY HIGHLY REGARDED LOCAL BUILDERS PELHAM STRUCTURES.

This high quality family home combines the convenience of modern living with the character of a period cottage. The internal fittings are of an excellent quality with the flooring, staircases, doors and beams all Oak. The windows and doors are all double glazed and there is LPG gas fired heating throughout. Accommodation consists of a large sitting room, bright and spacious kitchen/dining room with bi-fold doors to the garden and vaulted ceiling, ground floor WC, three DOUBLE bedrooms, en-suite shower room and family bathroom.

To the rear there is a pretty and private garden stocked with mature trees and shrubs. The garden enjoys far reaching countryside views. There is gated rear access to the side of the property where the single garage is located. To the front the property is raised and nicely set back from the quiet country road. There is a private front garden which is gated.

Albury is sought after village, just over five miles from the centre of Bishop's Stortford. The village church & primary school are within walking distance as is The Catherine Wheel, a charming family pub/eatery with a large beer garden. The market town of Bishop's Stortford offers an extensive range of dining/shopping & entertaining establishments as well as a mainline railway station on the Cambridge to Liverpool St. line which has a link to Stansted airport. The A10 is five miles to the west & Junction eight of the M11 is just under eight miles to the east.

EPC Band - D / Council Tax band is D (£2200.66 2024/25)

Entrance Hall

With Oak flooring, double glazed window and radiator.

Ground Floor WC

With radiator and basin.

Large Sitting Room

19'9" x 11'5" (6.04m x 3.50m)

Impressive reception room with double glazed windows to the front, fitted oak bookcase with cupboards plus TV cupboard, Oak flooring and radiators.



Open Plan Kitchen/Dining Room

15'11" x 11'8" (4.87m x 3.58m)

Spacious and bright room with bi-folding doors to the garden, vaulted ceiling, excellent range of fitted base units with integrated Bosch double oven with electric hob and extractor over, dishwasher and wine cooler.



Utility Room

7'5" x 7'3" (2.27m x 2.21m)

Fitted with full height cupboards and wall and base units, space for tall fridge/freezer and washing machine.

First Floor Landing

Double glazed window to front, doors to all rooms, stairs to second floor.



Bedroom 1

12'2" x 12'1" (3.73m x 3.70m)

Large double bedroom enjoying far reaching countryside views, double glazed window to the rear, Oak fitted wardrobes.



Bedroom 2

12'5" x 9'2" (3.79m x 2.80m)

With double glazed window to the front, Oak fitted bookcase and radiator.



Bathroom

7'7" x 6'2" (2.33m x 1.89m)

High quality bathroom with double glazed window to the rear, freestanding bath, vanity unit with basin, WC and heated towel rail.

Second Floor

Bedroom 3

13'2" x 8'11" (4.02m x 2.74m)

Measurements are maximum and taken at floor level (some sloping ceilings), double glazed window to rear, wonderful far reaching views, Oak fitted wardrobes, radiator.



En-Suite shower room

Modern suite with fully tiled shower enclosure, feature radiator, WC, vanity unit with basin, double glazed window to rear, door to airing cupboard with hot water cylinder and gas fired boiler.



Rear Garden

Well maintained rear garden with established flower and shrub borders interspersed with mature trees, open countryside views, extremely peaceful, gated rear access to garage and driveway.



Single Garage

With water, power and light.



Front

Private front garden with gated access to steps leading down to the country road. Lovely views across open countryside.



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.

Disclaimer

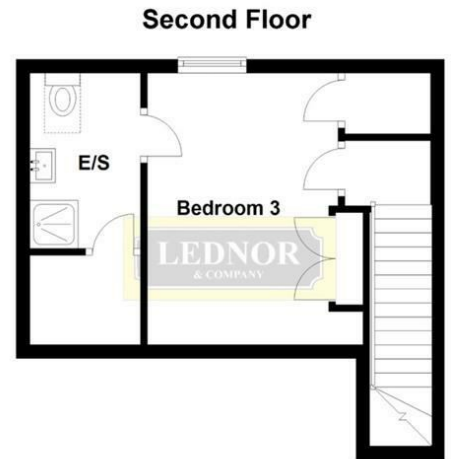
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.

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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APPROX GROSS INTERNAL FLOOR AREA 1250 SQFT
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE