

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



26, Mathams Drive, Bishop's Stortford, Hertfordshire, CM23 4EN

Offers in excess of £325,000

TWO DOUBLE BEDROOM HOME IN A DESIRABLE CUL-DE-SAC ON THE POPULAR THORLEY PARK DEVELOPMENT.

This spacious property benefits from double glazing throughout, gas fired central heating and off street parking for two cars. Accommodation consists of an entrance porch, fitted kitchen, large lounge/dining room, two double bedrooms and a bathroom.

There is a spacious South facing rear garden which has gated rear access and is mostly laid to lawn. The garden includes a newly installed shed. To the front there is driveway parking for one car with an additional allocated parking space in the nearby communal parking area.

Thorley Park is a long established area of Bishop's Stortford and has it's own thriving community, served by pre-school and primary schools, supermarket and associated shops, eateries, public houses and a local health centre. Beyond the development, Bishop's Stortford provides a wide range of amenities including a mainline rail station linked to Liverpool Street and Cambridge. Junction 8 of the M11 is also within easy reach along with the A120.

EPC Rating C / Council Tax Band is B (£1711.62 - 2024/25)

Entrance Porch

Double glazed door and windows to each side.

Entrance Hall/Dining Area

11'7" x 5'9" max (3.54m x 1.76m max)

Stairs to first floor, opening to kitchen and open plan to lounge/dining room.

Kitchen

11'6" x 3'3", 255'10" (3.53m x 1,78m)

Fitted with a range of wall and base units, double glazed window to front, space for gas cooker with extractor over, space for tall fridge/freezer, space for washing machine and wall mounted gas fired Baxi boiler.



Lounge

13'1" x 11'10" (4.00m x 3.61m)

Spacious and bright room with double glazed sliding doors to South facing rear garden.



First Floor Landing

With loft access and doors to all rooms.

Bedroom 1

11'9" max x 8'11" (3.6m max x 2.74m)

Double bedroom with double glazed window to rear.



Bedroom 2

11'9" max x 9'0" max (3.6m max x 2.75m max)

Double bedroom with double glazed window to front. Airing cupboard with new hot water cylinder.



Bathroom

6'3" max x 5'7" (1.91m max x 1.72m)

Bath with shower fitted, pedestal wash basin, low flush WC and radiator.



Rear Garden

South facing rear garden mostly laid to lawn with gated rear access.



Front Garden/Parking

Driveway parking to the front for one car and one additional allocated parking space.

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.

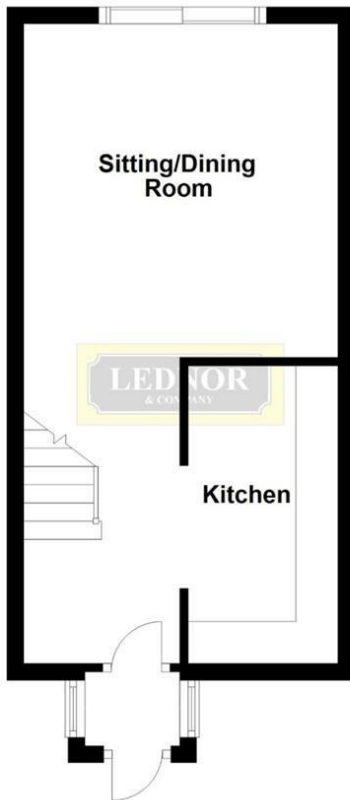
Disclaimer

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

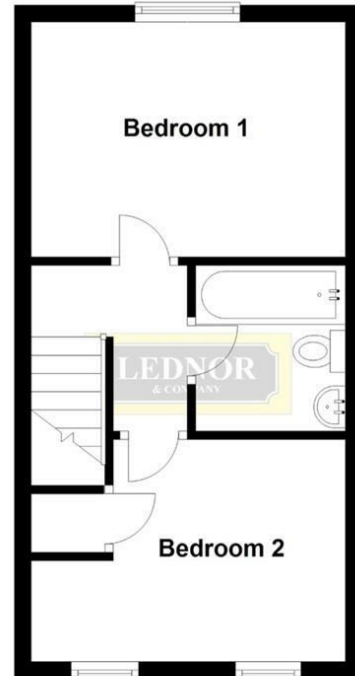
documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 625 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE