

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

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

Established 1986

Independent Estate Agents and Valuers



6, The Thatchers, Bishop's Stortford, Hertfordshire, CM23 4FN

Guide price £550,000

Offering further scope to extend or adapt the existing accommodation, this is a 4 bedroom detached house on the sought after St Michaels Mead development, close to and within sight of the Northern Country Park.

The property has an attached double garage with driveway parking, a south facing garden, solar panels, gas central heating and double glazing. The ground floor consists of a good size reception hall with cloakroom, a good shaped living room, large conservatory, separate dining room, kitchen and separate utility room (creating a more open plan layout is an option). Off the first floor landing are 4 bedrooms, en-suite shower room and the bathroom. Being south facing, the enclosed rear garden receives the sun for most of the day and is quite private. There is also a front garden with an adjacent driveway for 2 cars in front of the double garage.

Bishop's Stortford is on the East Herts/West Essex border and popular with families for the range of highly regarded schools and with commuters for the fast road and rail links to London and Cambridge.

EPC Rating is D / Council Tax Band is E (£2689.70 2024/25)

Northern Park

Within 100 yards of the house is the attractive open space of Northern Park, with childrens play area and open ground for peaceful walks etc.



Spacious Entrance Hall

Plenty of space, with stairs to the first floor and large store cupboard, radiator.

Ground Floor Cloakroom

Hand wash basin, wc, radiator, double glazed window.

Sitting Room

15' x 12'8 (4.57m x 3.86m)

A good usable shape, with radiators and wide patio doors through to the:



Conservatory

18' x 9'4 (5.49m x 2.84m)

A multi-purpose room with personal door to the double garage and glazing and doors to the garden.



Open Plan Kitchen/Dining Room

19'0" x 9'3" (5.80m x 2.84m)

Modern fitted kitchen with a good range of wall and base units, integrated double oven with extractor over, integrated slimline dishwasher, double glazed windows to the front and rear. New wall mounted gas boiler installed in January 2024.



Utility Room

9'7 x 7'8 max, of irregular shape (2.92m x 2.34m max, of irregular shape)

Plumbing for washing machine and space for other appliances, double glazed to the rear with door to the garden.



Staircase & Landing

A turning staircase and double glazed window to the front.

Bedroom One With En-Suite

11'4 x 9'1 (3.45m x 2.77m)

Fitted bedroom furniture, radiator, double glazed to the rear.



En-Suite Shower

Shower cubicle, hand wash basin, wc, double glazed window.

Bedroom Two

11'8 x 6'6 (3.56m x 1.98m)

Airing cupboard, double glazed to the front.



Bedroom Three

9'4 x 9'4 (2.84m x 2.84m)

Fitted bedroom furniture, radiator, double glazed to the front.



Bedroom Four

9'6 x 6'5 + door recess (2.90m x 1.96m + door recess)

Fitted cupboards, radiator, double glazed to the rear.

Bathroom

Hand wash basin, wc, panel bath + mixer tap shower, double glazed to the rear.



South Facing Rear Garden

Approximately 60ft wide and up to 25ft deep, this is an enclosed and private, south facing garden, allowing the sun for the majority of the day.



Double Garage & Driveway

17'10 x 17'4 (5.44m x 5.28m)

The garage is a great space for cars and storage and could potentially be partly incorporated into the accommodation if deemed useful. In front is space for 2 cars. The garage has a boarded loft space providing additional storage.

Front Garden

An area of garden behind a picket fence is at the front, adjacent to the parking and double garage.

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

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER

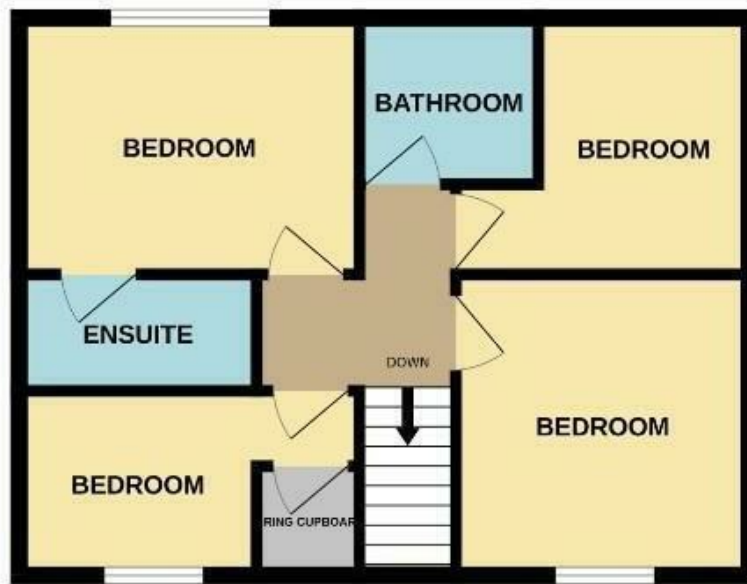
* Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

FINANCIAL SERVICES

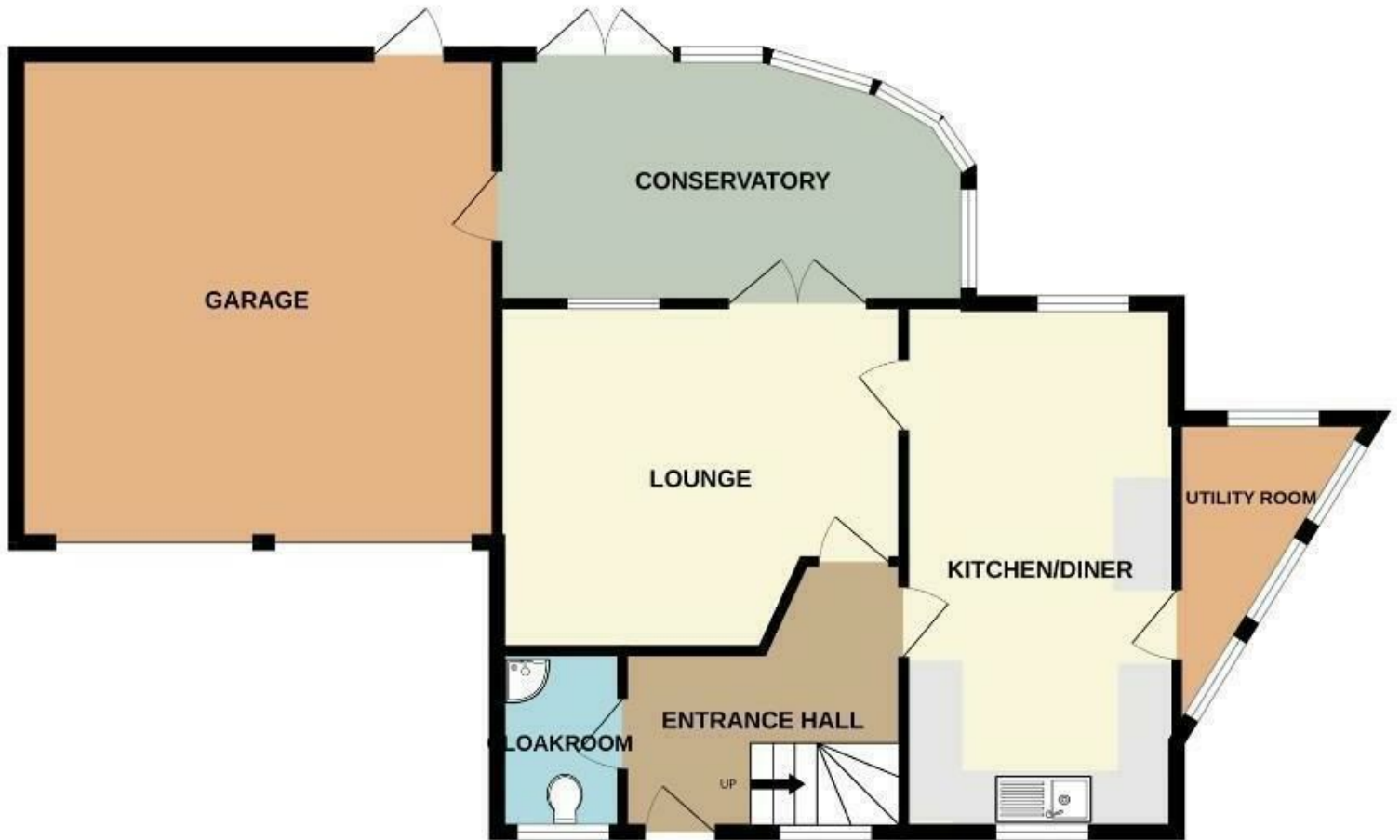
Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have 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.



1ST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023