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Established 1986

Independent Estate Agents and Valuers



7, Durham Close, Sawbridgeworth, Hertfordshire, CM21 0HD

Guide price £675,000

EXTENDED AND RECONFIGURED FAMILY HOME OFFERING SPACIOUS AND MODERN OPEN PLAN LIVING.

This substantial family home is located at the end of a cul-de-sac in an extremely convenient location. The current owner has improved the property significantly, both inside and out. The 'stand out' feature is a wonderful open plan kitchen/dining/family room with two sets of bi-fold doors and a quality fitted kitchen. Accommodation is arranged over two levels and on the ground floor there is a spacious sitting room with gas fire, a refitted WC and large L-shaped open plan living area. On the first floor there are four bedrooms served by a large family bathroom. Two of the bedrooms have fitted wardrobes and the large fully tiled bathroom has an Aqualisa smart shower.

To the front of the property there is a relaid block paved driveway providing parking for two vehicles. To the side of the driveway there is a spacious front garden which is laid to lawn and could be additional parking if required. There is gated side access to the landscaped rear garden which is lovely and private.

The property is not far from the centre of Sawbridgeworth with its sought after senior and junior schooling and mainline train station serving London Liverpool Street and Cambridge. There is also the Hand and Crown public house and restaurant within walking distance, the Rivers private hospital and Pishiobury Park. The nearby village of High Wych has The Manor of Groves Golf and Country Club with a swimming pool and gym, a primary school and a pub. There is also easy access to the M11, leading to the M25.

EPC Rating is D / The Council Tax Band is F (£3239.00 2024/25).

Entrance Porch

With double glazed front door, double glazed window to side, radiator and cloak cupboard.

Sitting Room

14'7" x 13'10" (4.45m x 4.22m)

Large dual aspect reception room with double glazed windows, radiator and gas fire.



Inner Hall

With stairs to first floor, radiator, WC and door to open plan living area.

Large Open Plan Kitchen/Dining/Family Room

24'5" x 24'11" (7.46m x 7.6m)

L-Shaped room (maximum measurements). Wonderful bright living area with quality fitted kitchen - a good range of full height and base units, stone work tops, integrated appliances including double oven with microwave function, integrated fridge, integrated freezer, integrated washing machine and a Neff induction hob with extractor over. The family area has two sets of Aluminium framed bi-fold doors, a roof lantern and excellent views of the garden.



First Floor Landing

Spacious landing with double glazed window to the side, loft access which is part boarded with a fitted ladder and doors to all rooms.

Bedroom 1

12'11" (into alcove) x 12'0" (3.96m (into alcove) x 3.68m)
Double bedroom with fitted wardrobes and double glazed window to the front. Radiator.



Bedroom 2

13'0" x 12'11" (into alcove) (3.97m x 3.96m (into alcove))
Double bedroom with built in wardrobes, bespoke fitted sink with stone surround and shelving unit, double glazed window to the rear, radiator.



Bedroom 3

10'0" x 6'11" (3.05m x 2.11m)
With double glazed window to the rear, radiator.



Bedroom 4

11'3" x 8'2" (3.43m x 2.49m)

Current used as a dressing room with double glazed window to the front.



Large Bathroom With Separate Shower

9'11" x 6'5" (3.03m x 1.96m)

Fully tiled bathroom with digital Aqualisa shower, bath, WC, vanity unit with sink, heated towel rail, double glazed window to the rear.



Front

Relaid block paved driveway providing off road parking for two vehicles leading to single garage. Spacious front garden laid to lawn and gated side access to rear garden.

Single Garage

Currently divided into two sections with a stud partition wall, up and over door to the front and a single door to the side. Power and light.

Rear Garden

Beautifully landscaped with a good degree of privacy, large patio, raised flower beds, neat lawned area and a garden shed. There is good space for storage to both sides of the property.



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.

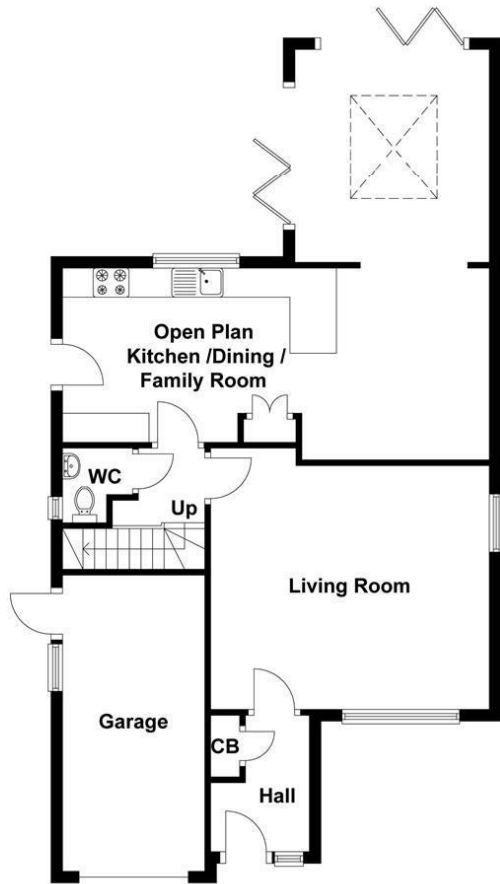
FINANCIAL SERVICES

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

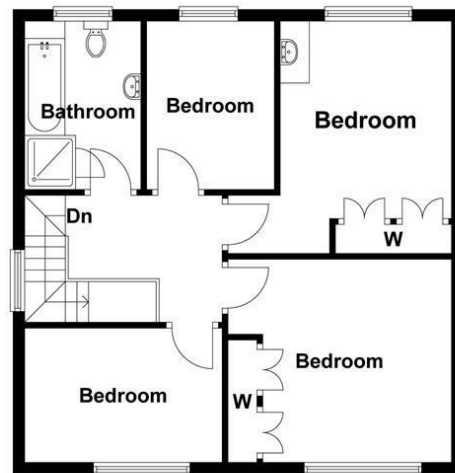
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 135.70 SQM (1460.66 SQFT)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE