

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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Established 1986

Independent Estate Agents and Valuers



44, Abbotts Way, Bishop's Stortford, Herts, CM23 4JF

Guide price £585,000

An attractive and well maintained four bedroom detached which offers well lit accommodation via it's many double glazed windows which is a particular feature of this house.

There is gas central heating and double glazing throughout and the property comprises: Entrance hall, downstairs cloakroom, fitted kitchen, sitting room, dining room, master bedroom with fitted wardrobes and a refitted ensuite shower room, three further bedrooms and a refitted family shower room.

The private 35' x 30' rear garden enjoys a sunny southerly aspect with scope to extend to one side in an area of garden immediately to the rear of the attached single garage. There is driveway parking for at least one car.

The property is located in a small cul-de-sac of similar detached houses, close to a small park and within walking distance of several primary schools and Bishop's Stortford High School which opens on it's new site at St James' Park in September. Also close-by is the Thorley Park Neighbourhood Centre which has a Sainsburys supermarket, Post Office, doctor's and dentist's surgeries, various useful shops and food outlets as well as a Busy Bees day nursery. The town centre and mainline railway station are about one and a half miles away.

EPC Band E. Council Tax Band E.

Covered Porch

Front door to:

Entrance Hall

Wood effect laminate flooring. Radiator. Stairs to the first floor. Understairs cupboard and recess. Doors to sitting room, dining room, kitchen and:



Downstairs Cloakroom

8'4" x 3'4" (2.547 x 1.035)

Refitted with a modern white suite and complementary tiling. Pedestal wash basin with mixer tap. Low level WC. Chrome heated towel rail. Ceramic tiled floor. Double glazed window to the front aspect.



Fitted Kitchen

10'9" x 8'9" (3.300 x 2.691)

Fitted with a range of oak faced units comprising: Stainless steel single drainer sink unit with pull-out mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. spaces and plumbing for washing machine and dishwasher. Two double and six single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Gas and electric cooker points, Cooker extractor hood. Space for upright fridge/freezer. Potterton wall mounted gas fired central heating boiler. Two double glazed windows to the front aspect. Double glazed door to the garden.



Sitting Room

17'7" x 11'3" (5.381 x 3.452)

A bright and spacious room which is well lit by two double glazed windows and a double glazed door to the rear aspect. Wood effect laminate flooring. Attractive open fireplace with ornamental surround. TV point. Radiator. Open to:



Dining Room

10'9" x 9'0" (3.300 x 2.746)

Wood effect laminate flooring. Radiator. Two double glazed windows to the side aspect. Glazed double opening doors to the entrance hall.

N.B. The dining area forms part of a very spacious 'L' shaped room along with the sitting room. It is currently open plan but could easily be divided into two separate rooms, if required.



First Floor Landing

Wood effect laminate flooring. Radiator. Double glazed window to the side aspect. Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

11'1" x 11'1" (3.391 x 3.390)

Wood effect laminate flooring. Radiator. Two double glazed windows to the front aspect. Two double and two single 'soft close' fitted wardrobe cupboards, central dressing table recess with cupboards above and drawers below. Door to:



En-Suite Shower Room

5'9" x 5'1" (1.770 x 1.554)

Refitted with a modern suite and complementary fully tiled walls.

Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Large walk-in shower cubicle with glazed screen. Chrome heated towel rail. Three inset ceiling lights, inset ceiling light with integrated extractor fan. Ceramic tiled floor. Double glazed window to the side aspect. Fitted mirror.



Bedroom Two

11'5" x 9'10" (3.488 x 3.019)

Wood effect laminate flooring. Radiator. Two double glazed windows to the front aspect.



Bedroom Three

8'8" x 7'7" (2.642 x 2.318)

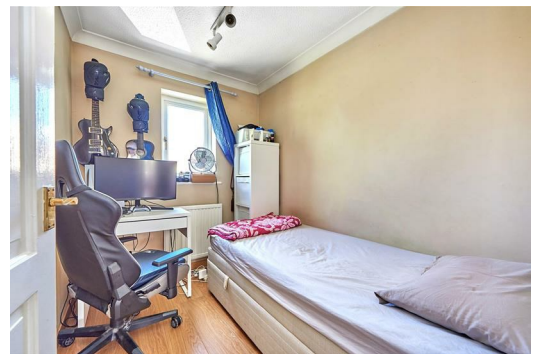
Wood effect laminate flooring. Radiator. Two double glazed windows to the rear aspect.



Bedroom Four

8'0" x 6'4" (2.460 x 1.931)

Wood effect laminate flooring. Radiator. Double glazed window to the front aspect.



Family Shower Room

6'4" x 5'8" (1.950 x 1.740)

Refitted with a modern white suite and complementary fully tiled walls. Large triple-width shower cubicle with hand held and overhead shower units. Vanity unit wash basin with mixer tap and cupboards below. WC with concealed cistern and bidet attachment. Chrome heated towel rail. Ceramic tiled floor. Shaver point. Extractor fan.



Rear Garden

A private rear garden which measures approximately 35' x 30' and enjoys a sunny southerly aspect.

Enclosed by 6' fencing on all three aspects. Large 'L' shaped paved patio area which runs down one side of the house where there is scope to extend, if required.

Lawn area with various shrubs, trees and conifers to the boundaries. Door to the garage. Gated side access with paved path leads to the kitchen and front garden.



Rear View Of House



Front Garden

Two mature trees. Lawn area. Flower and shrub borders. Outside light. Tarmac driveway leads to:

Attached Garage

16'11" x 8'5" (5.180 x 2.590)

Up and over door. Light and power connected. Eaves storage area. Door to the rear garden.

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.

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Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

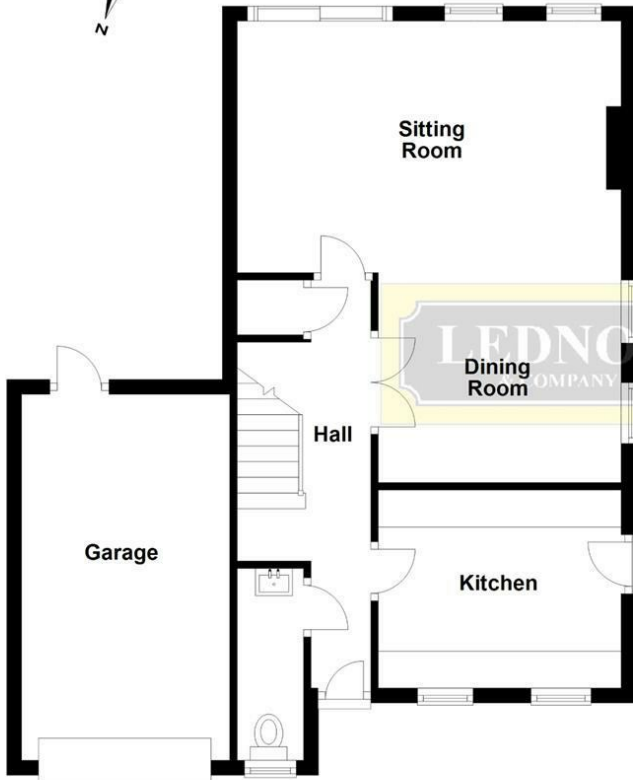
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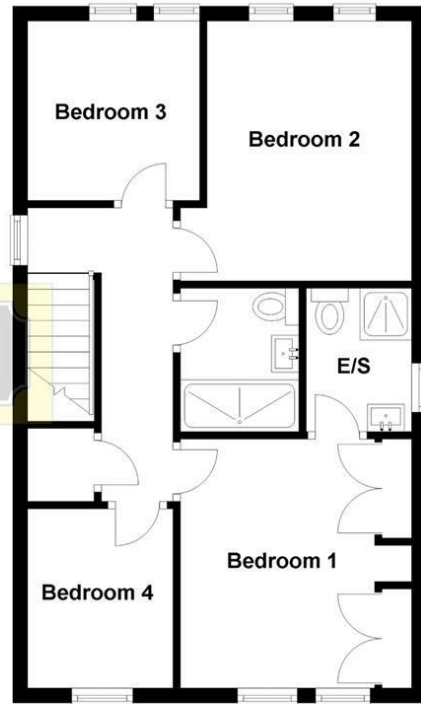
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 1025 SQFT (excluding Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE