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Established 1986

Independent Estate Agents and Valuers



11, Sunningdale, Bishop's Stortford, Herts, CM23 2PA

Guide price £375,000

OFFERED FOR SALE WITH NO CHAIN - EXTENDED TWO BEDROOM HOME WITH A GROUND FLOOR WET ROOM IN A QUIET, END OF CUL-DE-SAC LOCATION.

Accommodation on the ground floor consists of an entrance porch, L-shaped sitting room, fitted kitchen, dining area and a ground floor wet room. On the first floor there are two spacious bedrooms and a shower room. There is gas central heating and the windows and doors are all double glazed.

The rear garden backs onto playing fields and benefits from a newly laid patio and garden shed. There is a small front garden and a car port and additional parking space to the side of the property.

Sunningdale is an established residential cul-de-sac within comfortable walking distance of the town centre and train station. There are two excellent primary schools within a stone's throw and the town's secondary schools are within easy reach on foot. 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.

The EPC Rating is C / The Council Tax Band is C (£1956.15 2024/25).

Entrance Porch

With double glazed door and window to the side, cupboard housing gas meter and electricity meter.

L-Shaped Sitting Room

20'6" x 13'7" (6.27 x 4.15)

Spacious and bright room with double glazed window to the front, fitted shelving under the stairs, radiator and stairs to the first floor.



Fitted Kitchen

9'5" x 6'8" (2.89 x 2.05)

Fitted with a range of wall and base units, integrated double electric oven and integrated gas hob with extractor over. There is space for a washing machine, tall fridge/freezer and slimline dishwasher.



Dining Area

7'11" x 6'5" (2.43 x 1.96)

Space for small table and double doors opening onto the rear garden.



Ground Floor Wet Room

Newly fitted room with fully tiled shower area and wall mounted Mira power shower, vanity unit with basin, WC, heated towel rail and double glazed window to the rear.



First Floor Landing

Doors to all rooms and airing cupboard with modern wall mounted gas fired Vaillant boiler.

Bedroom 1

10'8" x 10'4" (3.26 x 3.15)

Double bedroom with fitted double wardrobe, radiator and double glazed window to front.



Bedroom 2

9'6" x 7'2" (2.92 x 2.19)

Spacious single bedroom with double glazed window to rear, radiator and loft access. The loft is part boarded with a fitted ladder and light.



Shower Room

6'0" x 5'1" (1.85 x 1.56)

Double glazed window to the rear, WC and basin.



Rear Garden

Pretty East facing rear garden with a good quality newly laid patio, lawned area with flower and shrub borders and gated rear access.



Front and Parking

There is a small front garden and to the side of the property there is a carport 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.

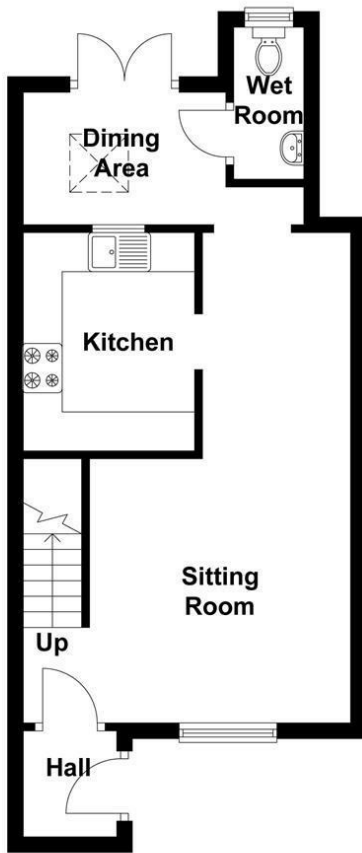
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

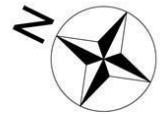
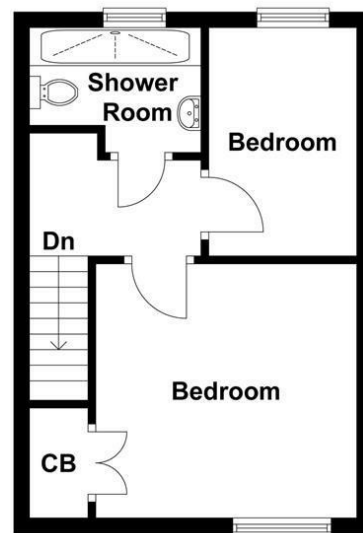
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order.

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 61.80 sq. metres (665.20 sq. feet)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE