

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



203, London Road, Bishop's Stortford, Herts, CM23 3JY

Guide price £595,000

An enormous Victorian semi detached which boasts three floors plus a dry cellar. The property does have a working gas fired central heating system and almost full double glazing. It does require updating and redecoration.

The impressively proportioned accommodation comprises: Arch entrance porch, entrance hall, bay fronted sitting room, dining room, kitchen/breakfast room, larder/storage room, wet room, utility room, cellar, four good sized first floor bedrooms, modern shower room and a separate WC. On the second floor, there is a large bedroom which would make a fantastic master bedroom suite.

The abundantly stocked rear garden is approximately 100' in length. This offers plenty of scope for further extensions, if required.

Large covered paved patio area immediately to the rear of the house. Two further paved areas to each side, one with access to the front of the property. Two lawn areas. Greenhouse and large shed. Kitchen garden area. To the front is a block-paved driveway with off-road parking for two cars.

The property is located within a short walk of the mainline railway station which is on the Cambridge to Liverpool St. line. It is very close to two very useful shops and within walking distance of Thorley Hill Primary School.

EPC Band E. Council Tax Band D.

Arched Covered Porch

tiled floor. Outside light. Front door to:

Entrance Hall

Stairs to the first floor. Two radiators. Double glazed window to the side aspect. Glazed door to the side. Doors to: Sitting room, dining room, larder/storage, kitchen and cellar.

Sitting Room

15'7" x 13'6" (4.773 x 4.138)

A spacious reception room which is well lit by a large double glazed bay window to the front aspect.

Long radiator. TV point. Ornate coving to a high ceiling. fitted cupboards and shelving.



Dining Room

11'8" x 11'2" (3.559 x 3.408)

Attractive Victorian fireplace with tiled inserts and hearth. Twin adjacent units with fitted cupboards and shelves. Ornate coving to a high ceiling. Radiator. Double glazed window to the rear aspect.



Larder/Storage

4'4" x 3'6" (1.336 x 1.067)

Double glazed window to the side aspect. Shelving. Electric meter.



Kitchen/Breakfast Room

18'6" x 9'10" (5.663 x 3.020)

A large kitchen with plenty of space for a breakfast area. Well lit by three double glazed windows to the side aspects. Stainless steel single drainer unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Bosch integrated dishwasher. Cooker extractor hood. One double and five single eye level wall cupboards. Space for cooker. Xpelair extractor fan. Kickspace heater. Door to:



Rear Lobby

Doors to utility room and:

Wetroom

5'2" x 4'2" (1.580 x 1.292)

Fully tiled walls and floor. Corner wash basin. Low level WC. Shower unit. Three inset ceiling lights. Extractor fan. Window to the side aspect.



Utility Room

8'8" x 8'0" (2.656 x 2.442)

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Spaces for washing machine and other appliances. Windows to the side and rear aspects. Double glazed door to the rear garden.



Cellar

18'0" x 10'5" (5.498 x 3.176)

Approached via door and stairs from the entrance hall. Lit by two basement windows.

Various fitted cupboards, shelving and a work bench. Light and power connected.



First Floor Landing

Double glazed window to the side aspect. Stairs to the second floor. Understairs cupboard. Two radiators. Doors to bedrooms one to four, shower room and separate WC.



Bedroom One

14'0" x 11'7" (4.274 x 3.538)

Double glazed bay window to the front aspect. Radiator. Two double fitted wardrobe cupboards with central dressing table recess with cupboards above.



Bedroom Two

11'8" into wardrobes x 11'1" (3.563 into wardrobes x 3.385)
Double glazed window to the rear aspect. Radiator.
Two double fitted wardrobe cupboards. Matching dressing table unit with drawers below.



Bedroom Three

11'11" (3.634)
Double glazed window to the rear aspect. Radiator.



Bedroom Four

9'8" x 5'11" (2.954 x 1.804)
Double glazed window to the front aspect. Radiator. Small fitted desk unit.



Shower Room

6'1" x 5'7" (1.874 x 1.704)
Fitted with a modern white suite and complementing tiling.
Triple width shower cubicle with glazed screen, hand held and overhead shower units. Pedestal wash basin with mixer tap. Extractor fan. Shaver point. Chrome heated towel rail. double glazed window to the side aspect.



Separate WC

4'10" x 3'6" (1.487 x 1.072)

Double glazed window to the side aspect. Low level WC.



Second Floor Accommodation

Bedroom Five

17'0" x 13'10" max (5.190 x 4.230 max)

This very large room would make a fantastic master bedroom suite.

Two double glazed windows to the side aspect. Two wall light points. Door leading a loft storage area.



Rear Garden

This well stocked rear garden is approximately 30m/100' in length.

It is very private and has a large wooden garden shed and aluminium framed greenhouse.

Immediately to the rear of the house is a covered, paved patio area. There wide paved areas to both sides of the house, one of which has a gated access to the front.

Two raised flower beds set in dwarf Yorkstone retaining walls. Two extensive lawned areas. Borders with an assortment of roses, shrubs and flowering plants. Kitchen garden area. Second paved area towards the rear of the garden. Established brick wall to the rear boundary with discreetly located garden waste/composting enclosure.



Rear Views Of The House



Front Garden

Double width block-paved driveway with plenty of room to park two cars. Various shrubs to one border.

LOCAL INFORMATION

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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.

**Kitchen/
Breakfast Room**

Bedroom 2

**Shower
Room**

WC

Living Room

Bedroom 3

C

