

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



Aquarius, Start Hill, Near Bishop's Stortford, Hertfordshire, CM22 7TG

Guide price £439,995

A SPACIOUS BUNGALOW IN AN EXCELLENT LOCATION CLOSE TO BISHOP'S STORTFORD AND STANSTED, BOTH WITH RAIL LINKS TO LONDON AND CAMBRIDGE.

The accommodation is nicely laid out and bright. There are modern double glazed windows throughout and there is a gas fired boiler which is only a few years old. The accommodation consists of a large sitting/dining room, a spacious kitchen, two double bedrooms and a bathroom.

To the front there is a large driveway providing off road parking for numerous vehicles. There is a driveway leading along the side of the property to the rear garden which is South facing.

Very conveniently, there is a bus stop just outside with services to Stansted Airport, Harlow, Dunmow and Bishop's Stortford including the railway station. The property is within walking distance of a small shop which is part of the Shell garage. It is close to Junction eight of the M11 London to Cambridge motorway and the A120 by-pass which goes westwards towards the A10 at Puckeridge. There are a range of 'Good' Ofsted schools within easy access and some lovely rural walks to be had close-by and you can walk or cycle along the Flich Way a former branch line, to Takeley and Great Dunmow.

Entrance Hall

Double glazed front door leading to hall with double glazed window to the side and radiator. Doors to WC and sitting room.

WC

With radiator, double glazed window to the side, WC and basin.

Large Sitting/Dining Room

21'3" (into bay) x 10'11" (6.48m (into bay) x 3.35m)

Large and bright room with double glazed window to the front, three radiators.



Kitchen

15'11" x 10'0" (4.86m x 3.05m)

With fitted wall and base units, double glazed door to the side and window to the rear, space for electric cooker, space for washing machine, integrated fridge/freezer, radiator, pantry cupboard.



Inner Hall

With storage cupboard, access to loft space and airing cupboard with wall mounted Vaillant gas fired boiler and hot water cylinder.

Bedroom 1

12'9" x 11'8" (3.89m x 3.56m)

Double bedroom with fitted wardrobes, double glazed window to the rear and a radiator.



Bedroom 2

12'11" (into bay) x 10'10" (3.94m (into bay) x 3.32m)

Double bedroom with double glazed window to the front and radiator.



Bathroom

7'9" x 7'5" (2.38m x 2.27m)

With double glazed window to the rear, vanity unit with basin and bath.



Front

To the front of the property there is a large gated driveway with parking for numerous vehicles. The driveway continues along the side of the property leading to;

Rear Garden

South facing rear garden which includes a spacious patio, lawned area and garden shed. Beyond the garden there is a wall of mature trees providing an attractive outlook.



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.

Aquarius



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.