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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



## **42a, High View, Bishop's Stortford, Herts, CM23 5QG**

### **Guide price £799,500**

An extremely spacious individual detached house which had been extended and remodelled to provide excellent family accommodation.

The main features being: Four double bedrooms, a number of dual aspect rooms providing lots of natural light, a large kitchen/dining/family room, private wrap-around garden surrounding the house, off-road parking for four cars and a double garage with a very useful home office/playroom above.

The well presented accommodation has gas central heating and double glazing throughout. Additional rooms are: Entrance hall, downstairs cloakroom, utility room, sitting room, study/playroom, en-suite dressing room and shower and a family bathroom which is large enough to accommodate a shower cubicle.

As previously mentioned, the whole plot is very private and there are gardens all around the house. The rear and side gardens have two patio areas, arranged to make the most of the day's sun as it moves across the sky. The room above the garage could be put to any number of uses and in the garage is a vehicle inspection pit for the car enthusiasts.

The property is located close to the centre of this lovely Essex village which is located betwixt Stansted Mountfitchet and Bishop's Stortford, both of which offer an extensive range of dining and drinking establishments and have stations on the Cambridge to Liverpool St. line with a link to Stansted Airport.

The village has a primary school, local church, village hall, Three Willows Pub/Restaurant and the Birchanger Sports and Social club which is very family friendly. Junction eight of the M11 motorway is about one and a half miles away. EPC Band C. Council Tax Band F.

**Covered Porch.**

Quarry tiled step. Outside light. Front door to:

**Entrance Hall**

10'10" max x 10'11" (3.319 max x 3.338)

Oak flooring. Cloaks hanging area. Radiator. Oak staircase to the first floor accommodation. Understairs cupboard. Five inset ceiling lights. Double glazed windows to the front and side aspects. Doors to kitchen, inner lobby and:



**Downstairs Cloakroom**

7'4" x 3'11" (2.242 x 1.201)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Radiator. Tiled floor. Two inset ceiling lights. Double glazed window to the side aspect.



**Inner Lobby**

Oak flooring. Two inset ceiling lights. Doors to study/playroom and:

### **Sitting Room**

14'7" x 12'7" (4.449 x 3.842)

Well lit by double glazed windows to the front and side aspects. Two feature vertical radiators. TV point. Oak flooring. Eight inset ceiling lights.



### **Study/Playroom**

9'9" x 6'11" (2.994 x 2.113)

Oak flooring. Feature vertical radiator. TV point. Double glazed window to the side aspect. Two inset ceiling lights.



### **Fabulous Open Plan Kitchen/Dining/Family Room**

A very spacious hub for the family which is described as two separate areas below.

### **Kitchen**

17'5" x 9'4" (5.321 x 2.846)

A most impressive room which is well fitted with an extensive range of shaker style units with black quartz worktops and matching upstands. Integrated appliances include: Kenwood dishwasher and Bosch stainless steel and glass cooker extractor hood.

Enamel Belfast sink with swan neck pull-out mixer tap and cupboards below. Adjacent worktops with cupboards and drawers below. Space for range style cooker. Two double and two single eye level wall cupboards with lighting below. Space for American style fridge/freezer. Karndean tiled flooring. Ten inset ceiling lights. Double glazed window to the rear aspect and French doors to the side.

Matching island unit sits in between the two areas. It has additional storage on both sides as well as a breakfast bar.



### **Dining/Family Area**

18'1" x 9'7" (5.533 x 2.923)

Karndean tiled floor. Nine inset ceiling lights. TV point. Two feature vertical radiators. Two large full height storage cupboards. Breakfast bar with cupboards below. Double glazed window to the rear aspect. Plenty of space for a dining table.



### Utility Room

10'1" 5'1" (3.091 1.571)

Fitted with units to match those in the kitchen.

Inset enamel sink unit with mixer tap and cupboards below. Adjacent work surface with spaces for washing machine and tumble dryer below. Karndean tiled floor. Three inset ceiling lights. Radiator. Full height broom cupboard which houses the Vaillant gas fired combination boiler. Double glazed window to the side aspect. Door to the rear garden.

### First Floor Landing

A spacious part galleried landing approached by an oak staircase with ornate wrought iron balustrade. Well lit by double glazed windows to the front and side aspects. Radiator. Eight inset ceiling lights. Built-in shelved airing/storage cupboard.



### Bedroom One

12'11" x 9'5" (3.943 x 2.895)

Again well lit by double glazed windows to the side and rear aspects. Radiator. TV point. Door to:



**En-Suite Dressing Area**

9'5" x 4'2" (2.880 x 1.273)



**En-Suite Shower Room**

9'2" x 5'3" (2.813 x 1.605)

Fitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and cupboard below. Adjacent fitted storage unit incorporating a WC with a concealed cistern. Double width shower cubicle with glazed screen, tiled splash surround, hand held and overhead shower units. Extractor fan. Six inset ceiling lights. Heated towel rail. Tiled display niche. Double glazed window to the rear aspect.



**Bedroom Two**

14'6" x 11'3" (4.435 x 3.437)

A large second bedroom which has double glazed windows to the front and side aspects. Radiator.



**Bedroom Three**

11'0" x 9'10" (3.368 x 2.998)

Double glazed window to the front aspect. Radiator.



**Bedroom Four**

10'10" x 8'4" (3.325 x 2.545)

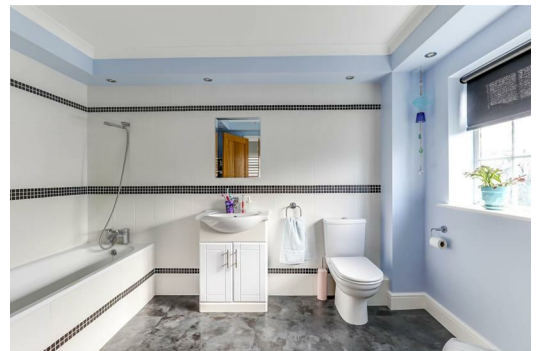
Double glazed window to the front aspect. Radiator. Hatch to loft space.



**Large Family Bathroom**

10'9" x 7'9" (3.280 x 2.370)

Plenty of room in here to add a shower cubicle, if required. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with mixer tap, shower attachment and tiled splash surround. Radiator/heated towel rail. Nine inset ceiling lights. Double glazed window to the side aspect. Shaver point.



**Wrap Around Garden**

The house is surrounded by gardens on all aspects. It is well screened by fencing and hedges. The plot is approximately 80' x 65'.



### Front Garden

Approached via gate from the driveway.

Paved pathway to the front door. Two lawn areas. Well stocked borders with various shrubs. Flower beds. Enclosed by an ornate arrangement of brick walls and inset fence panels. Door leads to the garage.

### Side & Rear Gardens

To one side and the rear of the house is a good sized area of garden which is also enclosed by fencing and hedges.

'L' shaped lawn area. Decked patio area. Various trees and shrubs to the borders. A gabioned wall encloses a paved patio area which has outside lighting, tap and power points.



### Driveway Parking

A double width block-paved pathway provides off-road parking for four cars and leads to:





### **Detached Double Garage**

19'5" x 17'9" (5.930 x 5.431)

Double up and over garage door. light and power connected.

Door to the garden. Covered vehicle inspection pit.

Stairs lead up to:



### **Home Office/Playroom**

17'8" max x 8'9" plus eaves (5.410 max x 2.676 plus eaves)

Light and power connected. Five inset ceiling lights. Double glazed window.

In addition to the measured area, there is a large eaves storage area running along one wall.



### **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](http://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.

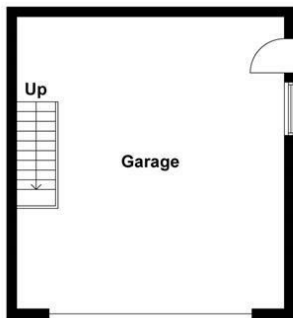
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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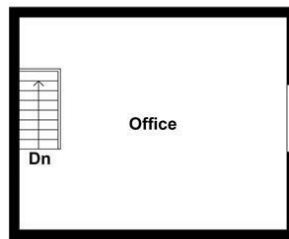
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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

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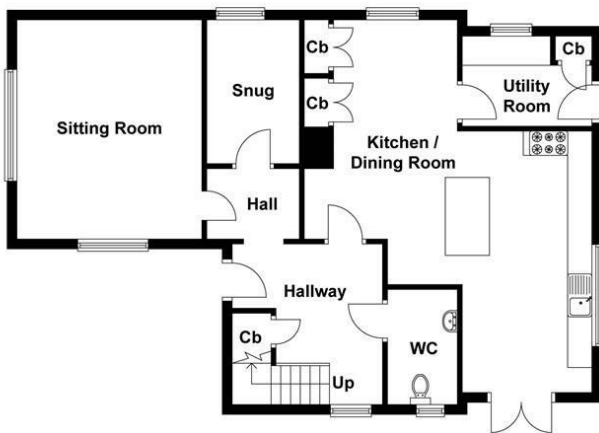
**Outbuilding Ground Floor**



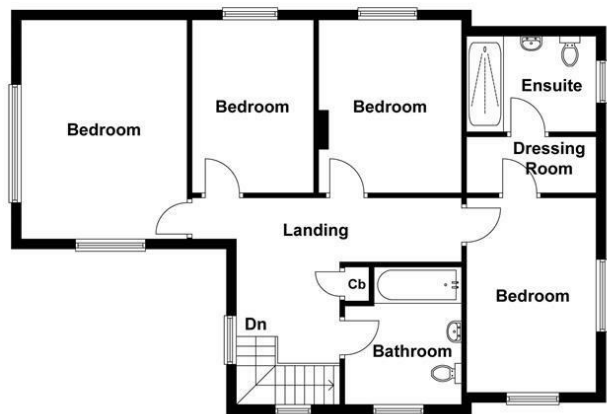
**Outbuilding First Floor**



**Ground Floor**



**First Floor**



**APPROX GROSS INTERNAL FLOOR AREA 153.30 SQM 1650.10 SQFT  
(EXCLUDING OUTBUILDING)**

**OUTBUILDING AREA 57.0 SQM (613.54 SQFT)**

**This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE**