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Established 1986

Independent Estate Agents and Valuers



44, Plaw Hatch Close, Bishop's Stortford, Herts, CM23 5BH

Guide price £399,995

A spacious three bedroom semi detached house which stands on a large plot offering scope to extend.

The property has been well maintained, has gas central heating and double glazing but, does require modernisation.

It comprises: Entrance hall, sitting room, dining room, kitchen, utility/side passage, three well proportioned bedrooms, bathroom and a separate WC.

The rear garden is approximately 50' in length and runs to the side of the house as does the good sized front garden. The vendor's representative has made enquiries to East Herts District Council and has ascertained that it is unlikely that an additional dwelling could be allowed but that extending the existing house is possible, subject to the required permissions.

There is on street parking immediately to the front of the house and this is on a first come-first served basis. We believe that it is possible to create off-road parking but this would need to be investigated with the local authority.

The property is located on the northern side of the town and is within walking distance of a useful selection of shops at Snowley Parade. It is also close to Birchwood Secondary School and two well regarded primary schools.. Junction eight of the M11 motorway is within easy driving distance.

EPC Band D. Council Tax Band D.

Front Door To:

Entrance Hall

Stairs to the first floor. Radiator. Understairs cupboard. Doors to kitchen and:

Sitting Room

14'0" x 12'1" (4.288 x 3.686)

Double glazed window to the front aspect. Two radiators. TV point. Fireplace with gas fire. Folding doors to:



Dining Room

11'6" x 9'11" (3.530 x 3.035)

Double glazed window to the rear aspect. Radiator. Door to:



Kitchen

11'4" x 8'2" (3.478 x 2.508)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces. Double eye level wall cupboard. Built-in shelved larder cupboard. Door to entrance hall and:



Utility Area/Side Passage

10'3" x 6'5" (3.134 x 1.968)

Doors to the front and rear. Window to the rear aspect.



First Floor Landing

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

Bedroom One

11'9" x 10'5" (3.598 x 3.197)

Double glazed window to the front aspect. Radiator. Built-in wardrobe cupboard.



Bedroom Two

11'6" x 9'11" (3.528 x 3.047)

Double glazed window to the rear aspect. Radiator. Built-in wardrobe cupboard.



Bedroom Three

8'9" max x 7'10" (2.680 max x 2.413)

Double glazed window to the front aspect. Radiator. Bulkhead wardrobe/storage cupboard housing Ideal wall mounted gas fired central heating boiler.



Bathroom

5'6" x 5'4" (1.681 x 1.630)

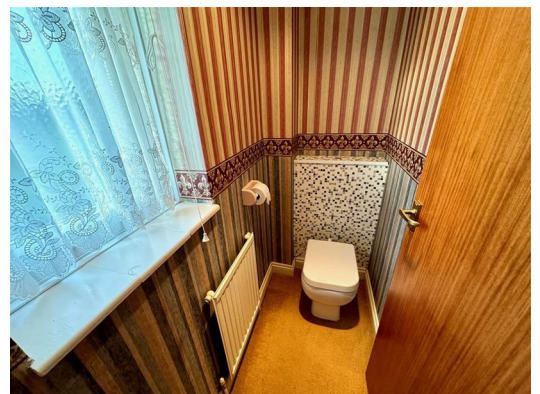
Panel bath with mixer tap and tiled splash surround. Pedestal wash basin. Radiator. Double glazed window to the rear aspect.



Separate WC

5'8" x 2'8" (1.742 x 0.833)

Double glazed window to the side aspect. WC with concealed cistern.



Rear Garden

A good sized rear garden which is approximately 50' in length and also extends to one side of the house.

The garden is overgrown and does require some attention. Enclosed by hedges and fences on all aspects. Gated side access to the front garden.



Front Garden

Another good sized area of garden which also extends to one side of the house.

3' picket fence to the front boundary. Two lawn areas. Flower border.



School Playing Fields To The Side



Parking Arrangements

Although there is no off-road parking with this property, it is possible to park on the road to the front on a first come-first served basis.

We believe that it may be possible to create off-road parking but this would need to be investigated with East Herts District Council.

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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

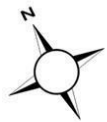
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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

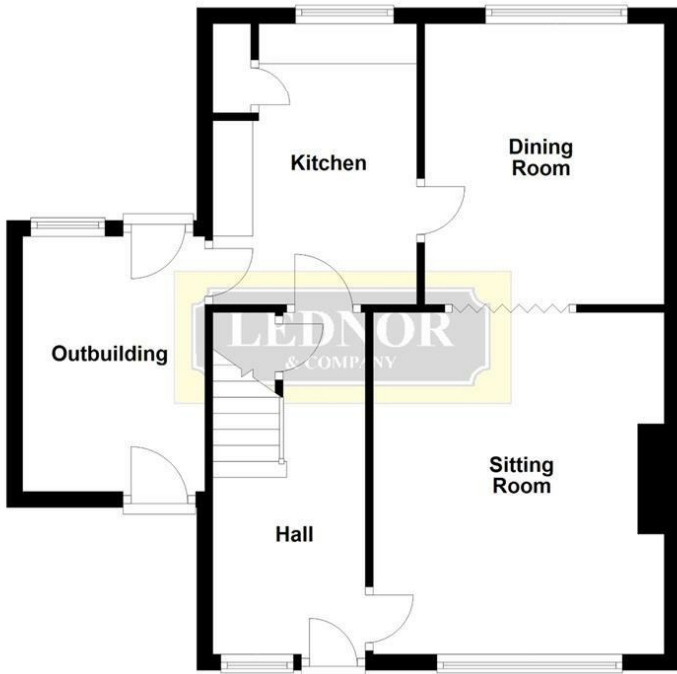
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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 975 SQFT (excluding Outbuilding)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE