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Established 1986

Independent Estate Agents and Valuers



4, Mary Park Gardens, Bishop's Stortford, Herts, CM23 3ES

Guide price £495,000

A most impressive and very spacious three double bedroom semi-detached house which has Nest controlled gas central heating, water softener and double glazing throughout.

The property has been extended and much improved by the present owners.

The immaculate accommodation comprises: Entrance hall, downstairs cloakroom/shower room, large kitchen and utility room with an extensive range of shaker style units and solid oak worktops, enormous sitting room/dining room with a bright dual aspect, first floor landing with access to a fully boarded loft space, three very well proportioned bedrooms and a luxury bathroom/shower room.

The well-tended 45' rear garden has a north-westerly aspect where the extensive patio area running across the rear of the house, enjoys the late afternoon sunshine. The front garden has an electric car charging point and can accommodate two to three cars off-road.

This is a popular and established residential area with tree-lined roads which is within a short walk of Thorley Hill Primary School and the newly built Bishop's Stortford High School which is located on St James' Park where there is a children's playground and will have other facilities, when built.

Also, within walking distance are a selection of well-regarded primary schools and the Thorley Park Neighbourhood Centre which has a Sainsburys supermarket, Post Office, other useful shops, dentists and doctor's surgeries and Busy Bees Day nursery as well as an area of park with a well-equipped playground. The town centre and mainline railway station on the Cambridge to Liverpool St. line are just over a mile away.

EPC Band C Council Tax Band D.

Front Door To:

Entrance Hall

Oak flooring. Antique style radiator. double glazed window to the front aspect. Cloaks hanging area. Stairs to the first floor. Doors to kitchen and:



Cloakroom/Shower Room

4'8" x 4'4" (1.427 x 1.333)

Corner wash basin. Low level WC. Quadrant shower cubicle. Extractor fan. Antique style radiator. Double glazed window to the front aspect. Three inset ceiling lights. Wood effect laminate flooring.



Large Kitchen & Utility

26'10" x 8'4" (8.185 x 2.554)

A very large and well-equipped room which is described as two areas below.

Kitchen

14'7" x 8'4" (4.470 x 2.554)

Shaker style 'soft close' units with oak worktops run the length of the room providing lots of useful storage space.

Space for range style cooker with glass and stainless steel chimney style extractor hood above. Fitted shelves. Oak flooring. Antique style radiator. Eight inset ceiling lights and two sun pipes.

Open to:



Utility

11'0" x 8'0" (3.364 x 2.455)

Fitted with units that match those in the kitchen.

Spaces for washing machine freezer and fridge. Integrated dishwasher. Full-height larder cupboard with pull-out shelves.

Cupboard housing plumbed in water softener.

Double enamel inset Belfast sink with mixer tap and cupboards below. Fitted shelves. Six inset ceiling lights. Oak flooring.

Viessmann gas fired combination boiler. Double glazed door to the rear garden.

Arch to:



Enormous Sitting/Dining Room

27'2" x 14'2" (8.303 x 4.327)

This most impressive room is extremely spacious and well lit by double glazed windows to the front and rear aspects which include French doors to the rear garden.

Two antique style radiators. TV point. Large understairs cupboard with light connected. Fitted carpet to the sitting area to the front of the room and oak flooring in the dining area.



First Floor Landing

Two inset ceiling lights. Hatch and retractable ladder to fully boarded loft space with light connected.

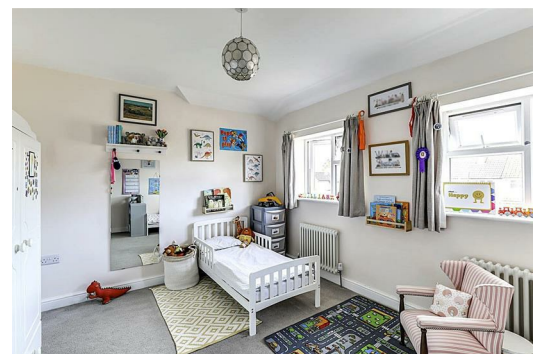
Bedroom One

12'2" plus cupboards x 9'11" (3.716 plus cupboards x 3.045)
Double glazed window to the front aspect. Antique style radiator. Bulkhead wardrobe cupboard plus adjacent shelved storage cupboard.



Bedroom Two

12'3" x 9'11" (3.737 x 3.046)
Two double glazed windows to the rear aspect. Two antique style radiators..



Bedroom Three

9'1" x 9'1" plus cupboard (2.785 x 2.782 plus cupboard)
Double glazed window to the rear aspect. Antique style radiator. Built-in wardrobe cupboard.



Luxury Bath & Shower Room

12'0" x 5'8" (3.660 x 1.750)

Fitted with a modern white suite, complementary tiling and wood panelling to dado height..

Feature freestanding 'claw and ball foot' bath. Quadrant shower cubicle with wireless remote control, hand held and overhead shower units. Vanity unit with countertop sink, antique style mixer tap and cupboards below. Low level WC. Extractor fan. Eight inset ceiling lights. Wood effect laminate flooring. Double glazed window to the front aspect. Chrome heated towel rail that works with the central heating and independently when required.



Rear Garden

A well tended rear garden which is approximately 45' in length and enclosed by fencing on all three aspects. The garden has a north-westerly aspect which means that the full-width paved patio area to the rear of the house benefits from afternoon and evening sunshine.

Lawn area with flower border. Outside tap, lighting and power points. Ornamental stone areas. Large 2.4 metre square garden shed.



Rear View Of House



Front Garden

Outside light and tap. Electric vehicle charging point. Hardstanding which provides off-road parking for two to three cars.

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.

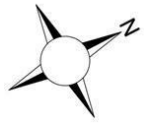
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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

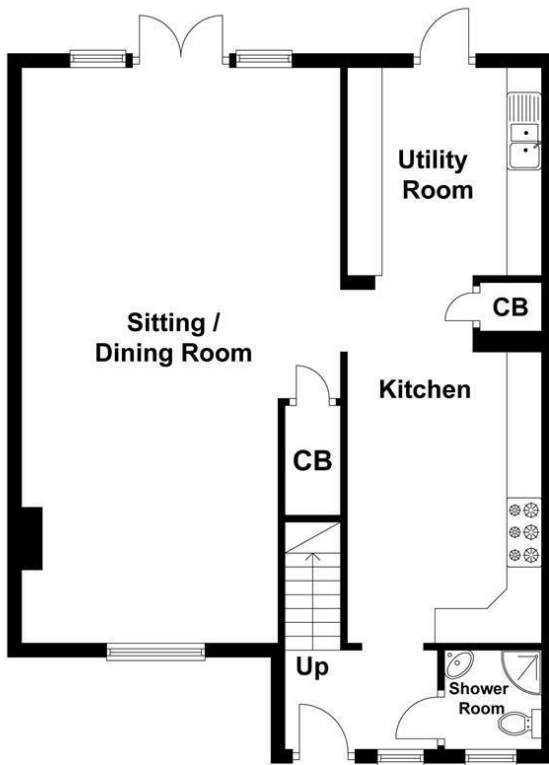
M D Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Disclaimer

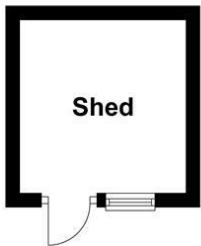
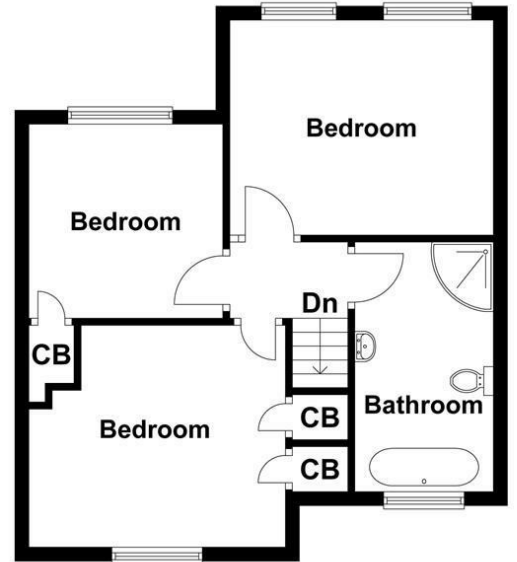
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 1206.0 SQFT (EXCLUDING SHED)
SHED AREA 64.0 SQFT**

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