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Established 1986

Independent Estate Agents and Valuers



14, Sandford Drive, Bishop's Stortford, Hertfordshire, CM23 2WJ

Guide price £290,000

LARGE TWO DOUBLE BEDROOM 'FREEHOLD' COACH HOUSE IN AN EXCELLENT LOCATION.

Accommodation consists of a private entrance door leading to a hall and stairs to the first floor living accommodation, an impressive open plan living area with fitted kitchen and integrated appliances, two double bedrooms and a bathroom.

Outside, there is a car port providing off road parking for one car and there is an additional allocated space to the rear of the property. There is also a useful storage room accessed from the car park.

The property benefits from gas central heating and double glazed windows throughout.

The EPC Rating is B / The Council Tax Band is C

Ground Floor Private Entrance

Double glazed entrance door leading to hall with radiator, consumer unit and stairs to first floor accommodation.

First Floor Hallway

Doors to all rooms, storage cupboard, double glazed windows to the rear and radiator.



Large Open Plan Living Area

20'1" max x 18'10" max (6.14m max x 5.75m max)

Impressive living area with a fitted kitchen with wall and base units and integrated cooker, gas hob and dishwasher. There is space for a washing machine which the owners intend to leave and space for a large fridge/freezer. The gas fired combi boiler is wall mounted in the kitchen. The living area is spacious and bright and there is plenty of space for a dining table and sofas.



Bedroom 1

16'1" x 9'3" (4.92m x 2.82m)

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



Bedroom 2

16'1" max x 9'1" max (4.92m max x 2.77m max)

Spacious double bedroom with double glazed window to the front, radiator and access to large private loft space.



Bathroom

7'1" x 6'6" (2.18m x 1.99m)

Modern suite with bath and Mira shower over, WC and basin.



Large Loft Space

Loft access hatch with fitted ladder leading to huge storage area which is mostly boarded. The loft space has the potential to provide additional accommodation subject to the necessary consents.

Rear of the property

There is a driveway leading under the property to a car park to the rear. This property has one allocated space in this area.



Parking

There is a car port and one additional allocated parking space.



Storage Cupboard

There is a private ground floor storage room accessed externally from the car park to the rear.

Estate Management Charge

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The property is freehold with no ground rent but there is an annual estate charge of approximately £313.00.

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

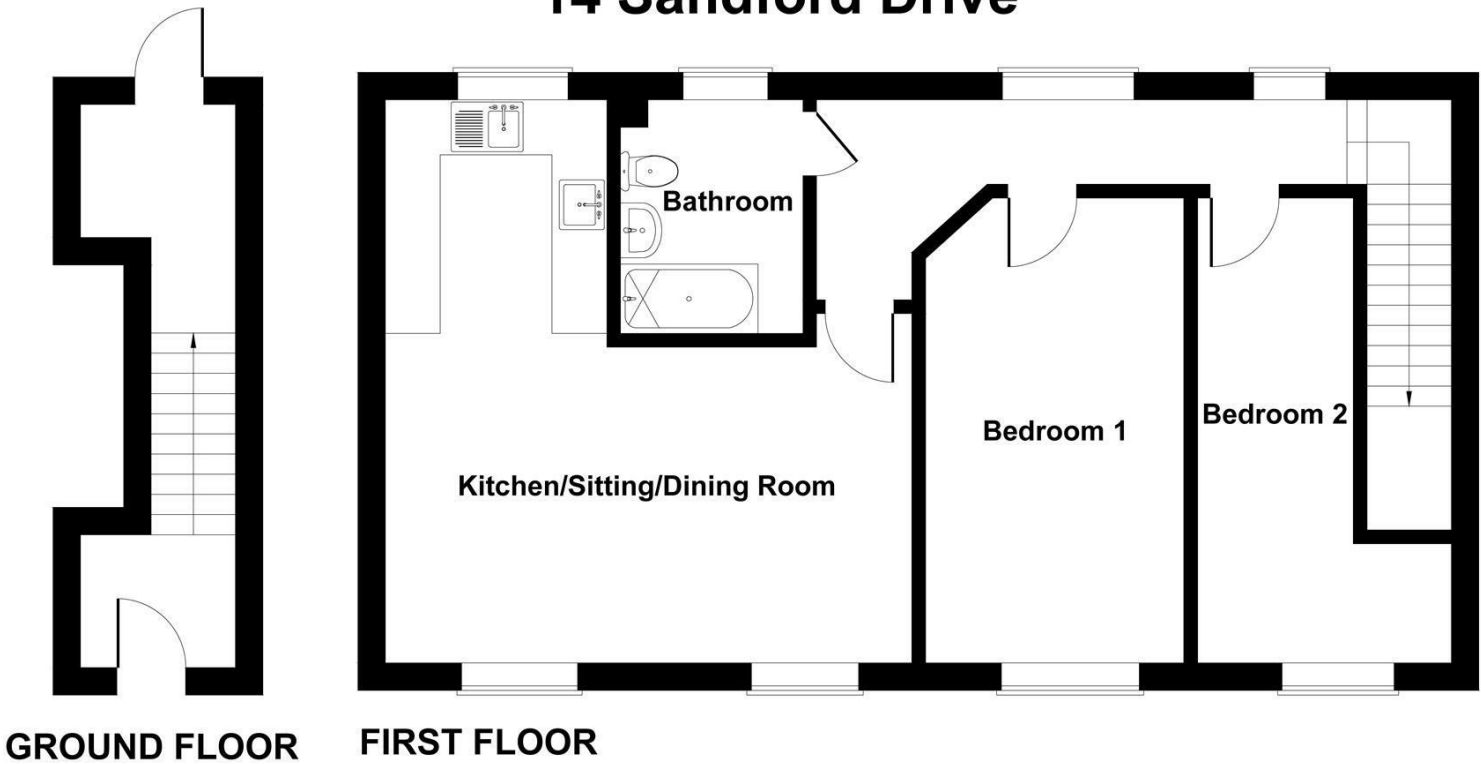
Find the property you are interested in and then select premium brochure.

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.

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.

14 Sandford Drive



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