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Established 1986

Independent Estate Agents and Valuers



11, Highfield Avenue, Bishop's Stortford, Herts, CM23 5LS

Guide price £475,000

An extended three bedroom semi detached property which is located in a small cul-de-sac within walking distance of the station and town centre.

The property has been well maintained but does require some updating. The accommodation has gas central heating and double glazing. It comprises: Entrance hall, bay fronted dining room, double-length living room and kitchen, three good sized bedrooms and a shower room with a modern white suite.

The property has the benefit of a sunny south facing rear garden which is almost 100' in length. There is a front garden and a block-paved driveway which provides off-road parking for at least three cars and leads to a detached garage with adjacent workshop.

There are several primary and secondary schools within walking distance. The hospital is very close-by. Road access to the M11 Junction 8 is easily reached, along with the A120 and A1060 making commuting to London, Cambridge and Chelmsford very simple.

EPC Pending. Council Tax Band D.

Double Glazed Front Door To:

Entrance Hall

Radiator. Telephone point. Stairs to the first floor. Under stairs cupboard in the hall which houses the Utility Meters and Consumer Unit.

Doors to kitchen and:



Dining Room

14'3" into bay x 11'0" (4.365 into bay x 3.365)

Double glazed bay window to the front aspect. Radiator. Two wall light points. Fitted cupboards and shelving. Fitted gas fire (Not connected).



Kitchen

16'2" x 6'7" (4.932 x 2.013)

Stainless steel double drainer sink unit with mixer tap, drinking water/filter tap and cupboards below.

Extensive range of opposite and adjacent work surfaces with cupboards and drawers below. One double and four single eye level wall cupboards. spaces for cooker, washing machine and upright fridge/freezer. Cupboard housing plumbed-in water softener.

Wood effect laminate flooring. Ceramic tiled splashbacks to work surfaces. Two double glazed windows to the side aspect. Double glazed door to the rear. Door to:



Living Room

21'6" x 11'0" (6.565 x 3.368)

Full-width double glazed sliding patio doors to the rear garden. TV point. Radiator. Four wall light points.



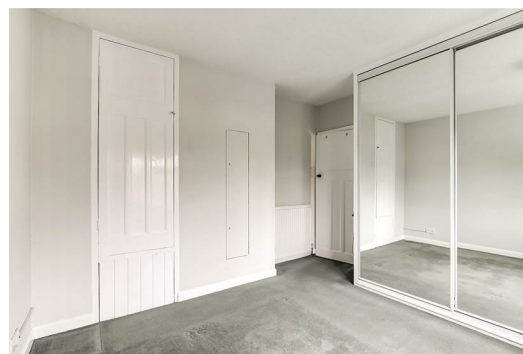
First Floor Landing

Double glazed window to the side aspect. Hatch and retractable ladder to loft space.

Bedroom One

11'4" x 11'1" (3.459 x 3.381)

Double glazed window to the front aspect. Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder. Double fitted wardrobe cupboard with full-height sliding mirror doors. Adjacent single wardrobe/storage cupboard.



Bedroom Two

11'2" x 10'4" (3.407 x 3.153)

Double glazed window to the rear aspect. Radiator. Double fitted wardrobe cupboard with full-height sliding mirror doors. Adjacent single wardrobe/storage cupboard.



Bedroom Three

6'11" x 6'8" (2.118 x 2.050)

Double glazed window to the front aspect. Radiator. Worcester Bosch wall mounted gas fired central heating boiler.



Shower Room

6'11" x 6'7" (2.116 x 2.027)

Fitted with a modern white suite and fully tiled walls.

Double-width shower cubicle with fitted seat. Pedestal wash basin with mixer tap. Low level WC. Chrome heated towel rail. Wall mounted electric heater. Ceramic tiled floor. Double glazed window to the side aspect.



Front Garden

Hedge to the front boundary. Lawn area with well stocked flower and shrub border. Outside light. Block-paved driveway with off-road parking for at least three cars leads to the garage.

Rear Garden

A good sized south facing rear garden which is just under 100' in length.

Covered porch to rear of the kitchen.

Large paved patio area and extensive lawn area with various shrubs and trees. Raised flower bed set in a dwarf stone wall. Outside tap and light. Door to the garage. Hedge to the rear boundary and 6' fence to one side. At the moment, there is no fence between this and the neighbouring house. The vendors will be getting a new fence erected in due course.

Greenhouse. wooden garden shed. Gated side pedestrian access to the driveway and front garden.



Detached Garage

18'5" x 9'1" (5.618 x 2.771)

Double opening wooden doors. Light and power connected. Opening leads to:

Workshop

9'2" x 8'11" (2.813 x 2.720)

Light and power connected. Window to the side aspect.

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

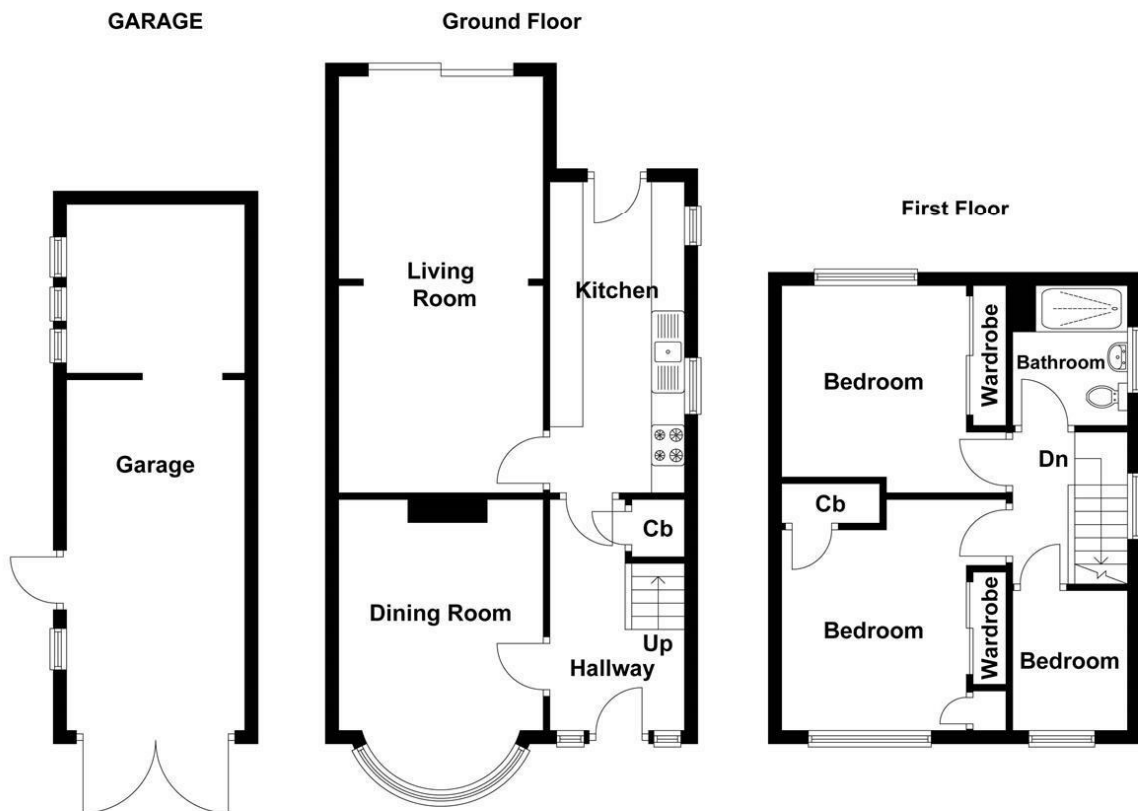
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.



APPROX GROSS INTERNAL FLOOR AREA 85.60 SQM (921.39 SQFT)
(EXCLUDING GARAGE)

GARAGE AREA 21.60 SQM (232.50 SQFT)

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