

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

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Independent Estate Agents and Valuers



34, Twyford Gardens, Bishops Stortford, Hertfordshire, CM23 3EH

Guide price £465,000

CHAIN FREE SALE.

A well maintained and extended three/Four bedroom semi detached house which has gas central heating and double glazing throughout.

The outstanding feature of this house is the ground floor side extension which could be used as a small annexe/fourth bedroom/study/family room and for people working from home including a treatment or consulting room.

The accommodation comprises: Entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen, study/reception room, ground floor cloakroom/shower room, utility room, three bedrooms and a bathroom.

There is a well tended rear garden which is just under 60' in length. There is a covered patio area, a good sized lawn and flower beds. The front garden has been block-paved and provides off-road parking for at least two cars.

This is a popular and established residential area with tree-lined roads which is within a short walk to 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 other 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 Pending. Council Tax Band D.

Front Door To

Entrance Porch

Double glazed windows to the sides. Laminated flooring. Outside light. Door to:

Entrance Hall

Stairs to the first floor. Radiator. Wood effect laminate flooring. Understairs cupboard.

Sitting Room

12'1" x 11'9" (3.700 x 3.594)

Double glazed window to the front aspect. Radiator. TV point. Wood effect laminate flooring. Three wall light points. Attractive fireplace with coal effect gas fire and a stone surround.



Kitchen

9'3" x 8'1" (2.831 x 2.474)

Fitted with a range of gloss cream 'soft close' units and wood effect work surfaces which incorporate: Built-in oven, induction hob, cooker extractor hood and dishwasher.

Single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Full-height pull-out larder cupboard. Five single eye level wall cupboards. One high level wall cupboard. Cupboard housing Vaillant gas fired central heating boiler. Space for upright fridge/freezer. six inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Wood effect laminate flooring. Double glazed window to the rear aspect. Arch to:



Dining Room

10'1" x 9'5" (3.082 x 2.876)

Radiator. wood effect laminate flooring. Double glazed French doors to:



Conservatory

8'10" x 8'4" (2.706 x 2.555)

Double glazed windows on three aspects which includes a door to the rear garden. glazed roof. Radiator.



Study/Second Reception Room

18'6" max x 6'8" max (5.664 max x 2.037 max)

As previously mentioned. This a very versatile area that could be put to a large number of different uses.

Double glazed window to the front aspect. Radiator. Four inset ceiling lights. Wood effect laminate flooring. Doors to utility room and shower/cloakroom.



Shower/Cloakroom

5'7" x 3'6" (1.717 x 1.072)

Fitted with a modern white suite and fully tiled walls. Quadrant shower cubicle. Low level WC. Vanity unit wash basin with mixer tap and cupboard below. Extractor fan. Wall mounted electric heater. Inset ceiling light. Ceramic tiled floor. Double glazed window.



Utility Room

7'5" x 3'6" (2.269 x 1.080)

Stainless steel single drainer sink unit with mixer tap and space below for washing machine. Wood effect laminate flooring. Double glazed window and door to the rear aspect.

First Floor Landing

Double glazed window to the side aspect. Hatch to loft space.

Bedroom One

11'9" x 10'4" (3.597 x 3.160)

Double glazed window to the front aspect. Radiator.



Bedroom Two

10'11" x 9'5" (3.337 x 2.873)

Double glazed window to the rear aspect. Radiator.



Bedroom Three

8'0" x 7'6" max (2.454 x 2.292 max)

Double glazed window to the front aspect. Radiator. Bulkhead storage cupboard.



Bathroom

7'4" x 5'5" (2.245 x 1.672)

fitted with a modern white suite and fully tiled walls.

Vanity unit wash basin with mixer tap. Adjacent WC with concealed cistern. Panel bath with glazed screen, fully tiled splash surround, mixer tap and hand held shower attachment. Double glazed window to the rear aspect. Fitted mirror. Ceramic tiled floor. Chrome heated towel rail.



Rear Garden

A good sized and well tended rear garden which is just under 60' in length.

Covered paved patio area immediately to the rear of the house. Lawn area. Various shrubs and bushes to the boundaries. Ornate gravel area. wooden garden shed. Enclosed by 6' fencing with trellising above.



Front Garden

Hedge and dwarf brick wall to the front boundary. Fencing and hedging to the sides. Flower bed with various shrubs. Block-paved driveway and hardstanding provides off-road parking for at least two cars.

LOCAL INFORMATION

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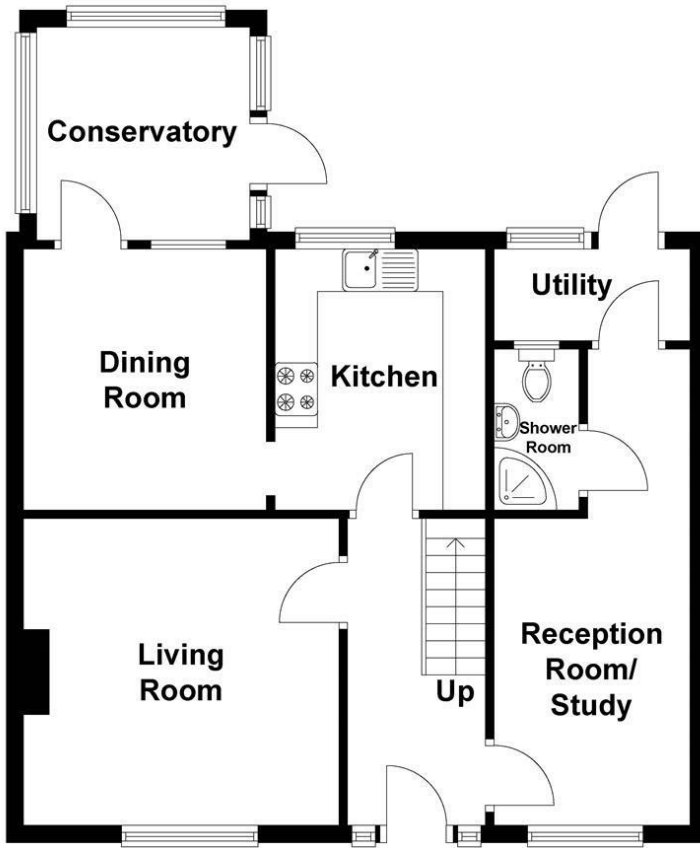
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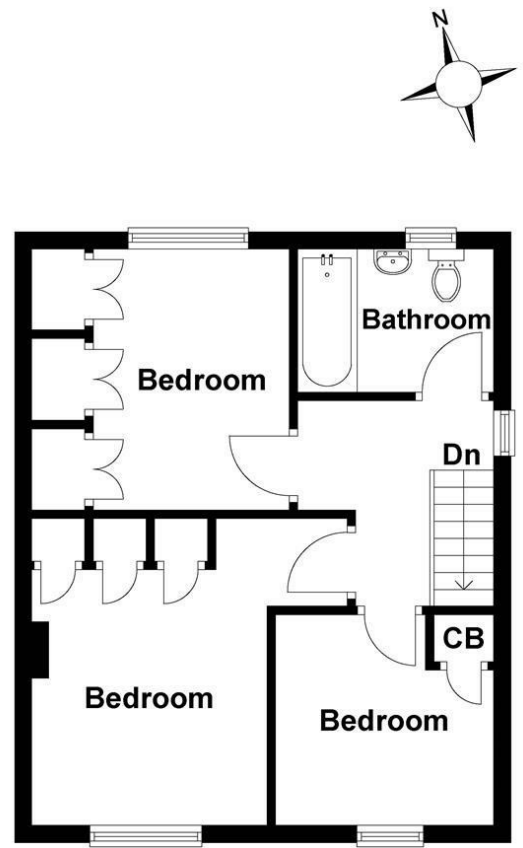
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does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

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 96.0 SQM (1033.33 SQFT)

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