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Established 1986

Independent Estate Agents and Valuers



**12 Twyford Mews, Pig Lane, Bishop's Stortford, Hertfordshire, CM22
7PA
Guide price £450,000**

RARELY AVAILABLE TWO DOUBLE BEDROOM PROPERTY SET IN THE WONDERFUL GROUNDS OF TWYFORD HOUSE.

Twyford Mews is an exclusive gated development located on the edge of Bishop's Stortford. This two bedroom house is surrounded by the attractive communal grounds and the principle rooms enjoy fantastic views.

Accommodation on the ground floor consists of a WC/Utility room, fitted kitchen and large sitting/dining room. On the first floor there are two double bedrooms, en-suite bathroom and separate shower room. The windows are mostly double glazed and there is gas fired central heating powered by a Viessman combi boiler.

The property enjoys the use of approximately half an acre of communal grounds and it has a single garage en-bloc with parking available in front.

The town centre and railway station are a short drive away. However, there is a very picturesque walking route into the town which is beside the River Stort and takes approximately 20 minutes. The mainline railway station offers a service directly into London Liverpool Street, Stansted airport and Cambridge. The M11 motorway is also only a short drive away. There are some lovely walks into the Hertfordshire and Essex countryside along the river.

The Council Tax Band is D. The EPC Rating is TBC

Main Entrance

Private driveway leading to the garage and parking area.



Entrance Hall

Large hallway with fitted double storage cupboard and water softener, further under-stairs storage, radiator and doors to all rooms.



WC/Utility Room

With fitted base unit and worktop over, sink, space for washing machine, radiator, window to front and wall mounted consumer unit.

Fitted Kitchen

9'7" x 8'11" (2.93m x 2.73m)

Spacious kitchen with double glazed windows to the front, fitted wall and base units, integrated double electric oven with electric hob and extractor over, integrated fridge/freezer and slimline dishwasher. Radiator.



Large Sitting/Dining Room

23'10" max x 14'2" max (7.28m max x 4.34m max)

Large open plan reception room with tall ceilings, double glazed doors opening onto the rear gardens, double glazed windows to the rear and two radiators.



First Floor Landing

Doors to all rooms, radiator and cupboard housing wall mounted Viessman gas fired combi boiler.

Bedroom 1

14'3" max x 14'2" (4.36m max x 4.34m)

Impressive principle bedroom with double glazed windows to the rear and side with views across the beautiful grounds, part vaulted ceiling and radiator.



En-Suite Bathroom

8'10" (to cupboards) x 8'11" (2.70m (to cupboards) x 2.72m)
Large en-suite bathroom with bath, WC, vanity unit with basin, radiator and double glazed windows to the front.



Bedroom 2

11'3" x 10'10" (3.45m x 3.31m)
Spacious double bedroom with double glazed windows to the rear, radiator and loft access to boarded area which provides useful additional storage.



Shower Room

With shower, WC and basin. Double glazed Velux window to the front.



Front Gardens

To the front of the property there are well maintained gardens and paths with lighting leading to the parking/garages and communal grounds.



Rear Gardens

To the rear of the property there is a large area of lawn (part of the communal grounds) with meadowland beyond. This is a very peaceful place to relax in the summer months.



Rear View

Wonderful open views across meadowland.



Single Garage and Parking

There is a single garage en-bloc. The garage has an up and over door, power and light. To the front of the garage there is space to park.



Management Charges & Lease

Each resident at Twyford Mews owns a share of the freehold via The Twyford Mews Management Company. There is a charge of approximately £1267 every 6 months and this covers building insurance, grounds maintenance, communal lighting, window cleaning and the clearing of roof coverings and gutters.

A lease of 150 years was granted in September 1985.

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.

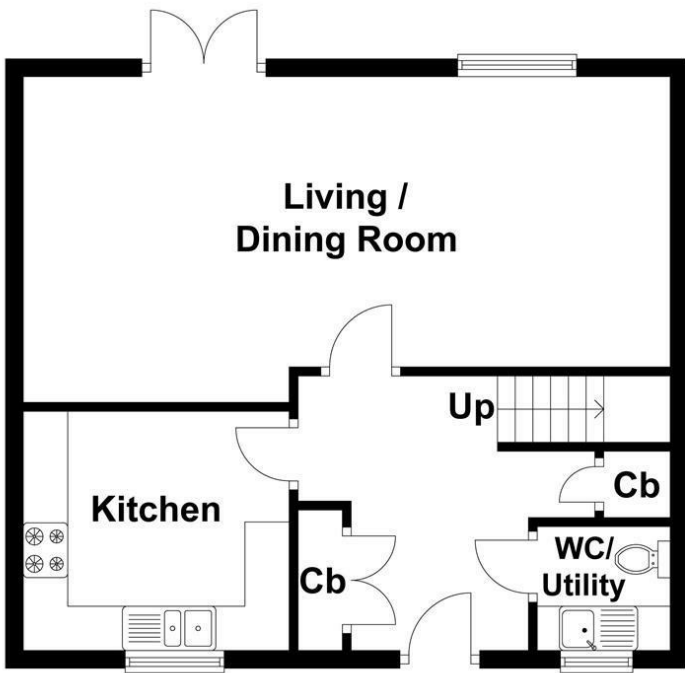
LOCAL INFORMATION

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

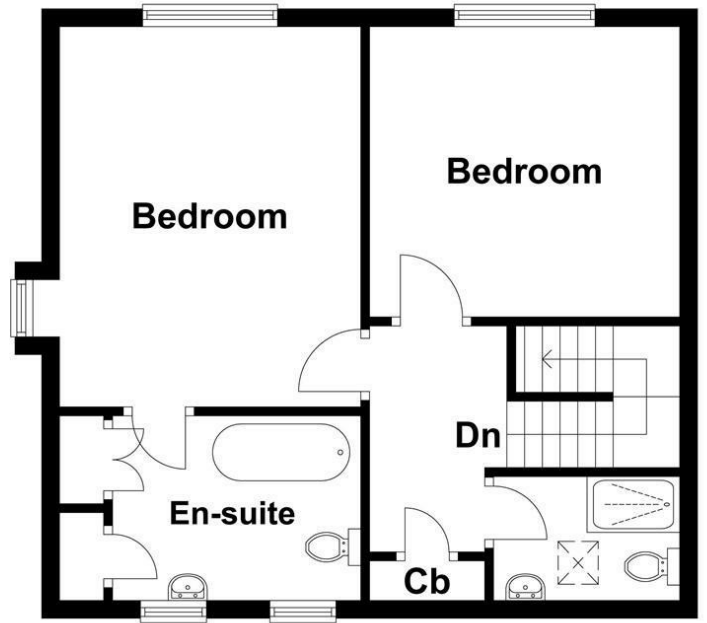
Find the property you are interested in and then select premium brochure.

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 93.10 SQM (1002.12 SQFT)

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