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Independent Estate Agents and Valuers



29, The Meadows, Bishop's Stortford, Herts, CM23 4HD

Guide price £379,995

A superbly maintained two bedroom semi detached house which has gas central heating and double glazing throughout.

The impressive accommodation comprises: Entrance porch, entrance hall, modern fitted kitchen, sitting/dining room, shower/utility room extension, two well proportioned bedrooms and a modern first floor shower room.

This house enjoys a sunny west facing rear garden which is over 45' in length and has two useful storage sheds. The open aspect front garden has driveway parking for two cars.

The property is located towards the end of a popular residential cul-de-sac which is only a short walk to the Thorley Park Neighbourhood Centre which has a Sainsburys supermarket, doctors, dentists, post office, pharmacy, other useful shops and food outlets plus a Busy Bees day nursery. There are several well regarded primary schools within walking distance and Bishop's Stortford High School on it's new site at St James' Park is also not far.

The town centre and mainline railway station are just over a mile away.

EPC Band D. Council Tax Band C.

Covered Porch

Outside light. Front door to:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Telephone point. Radiator.

Modern Fitted Kitchen

11'7" x 6'1" (3.543 x 1.879)

Well fitted with a range of modern white 'handle less soft close' units and granite effect work surfaces.

Integrated appliances include: Bosch oven, Hotpoint gas hob and cooker extractor hood.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Two double eye level wall cupboards with lighting below. Wine rack and shelving. Cupboard housing gas fired central heating boiler. Radiator. Ceramic tiled splashbacks to work surfaces. Double glazed window to the front aspect. Spaces for dishwasher and upright fridge/freezer.



Sitting/Dining room

13'5" x 12'3" (4.106 x 3.740)

Double glazed window and French doors to the rear garden. Radiator. TV point. Mock fireplace with electric coal effect fire. Door to:



Shower/Utility Room

9'8" x 5'0" (2.950 x 1.532)

Double glazed windows to the front and rear aspects. Low level WC. Quadrant shower cubicle. Half tiled walls. Extractor fan. Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surface with space for washing machine below.



First Floor Landing

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

Bedroom One

12'3" x 9'5" (3.758 x 2.883)

Double glazed window to the rear aspect. Radiator.



Bedroom Two

12'4" into wardrobe x 8'9" (3.763 into wardrobe x 2.671)
Well lit by a double bay window to the front aspect. Radiator.
Double built-in wardrobe cupboard with adjacent built-in airing cupboard housing a pre-lagged hot water cylinder.



Shower Room

6'7" x 5'3" (2.007 x 1.611)
Fitted with a modern white suite and complementary fully tiled walls.
Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Quadrant shower cubicle. Radiator. Extractor fan.



Rear Garden

A lovingly tended rear garden which is over 45' in length and enclosed by 6' fencing on all three aspects. The garden enjoys a sunny west facing aspect.
Paved patio areas. Central lawn area with paths around both sides leading a seating area at the rear of the garden. Abundantly stocked flower and shrub borders. Outside tap, light and power points. Two useful garden sheds. Gated side pedestrian access to the front garden and driveway.



Front Garden

An open aspect garden.

Lawn area. Paved pathway to the front door. Tarmac driveway with parking for two 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

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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.

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