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Established 1986

Independent Estate Agents and Valuers



12a, Hallingbury Close, Bishop's Stortford, Herts, CM22 7PL

Guide price £575,000

A superbly modernised and extended chalet style detached house which is in excellent condition throughout.

There is full double glazing, a new gas central heating system, fully integrated kitchen, separate utility room, large dual aspect lounge/dining room, two good sized first floor bedrooms and a shower room. The added bonus with this house is the single storey side/rear extension which has added a room that can be put to a number of uses and as it has an attached bathroom, it could easily be used to run a business from home, as a ground floor bedroom or as an additional reception room.

The property stands on a large corner plot which offers scope for further extension, if required. There is plenty of parking on the sweeping gravel driveway and the enclosed rear garden has a large patio area, extensive lawn (just been seeded) and a useful summer house.

All floor coverings are new. All you need to do is hang some curtains and move in!

Little Hallingbury is a popular Essex village with public house, Parish church, village hall with part-time post office and a well regarded primary school. The market town of Bishop's Stortford is just over two miles away and has a mainline railway station with an excellent commuter service to London's Liverpool St. station.
EPC Band D. Council Tax Band E.

Double Glazed Front Door To:

Entrance Hall

Stairs to the first floor. Radiator. Understairs cupboard. Wood effect laminate flooring. Cloaks hanging area. Doors to kitchen, lounge/dining room and:



Utility Room

5'6" x 5'1" (1.691 x 1.568)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surface with space for washing machine below. AEG washing machine included. Extractor fan. Wood effect laminate flooring. Double glazed window to the side aspect. Viessman gas fired central heating boiler. Practical waterproof wall panels.



Kitchen

11'7" x 8'0" (3.555 x 2.452)

Well fitted with a range of shaker style 'handle less soft close' units and granite effect work surfaces. Integrated appliances include: Built-in oven, induction hob, stainless steel chimney style extractor hood, fridge/freezer and dishwasher.

White single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Breakfast bar. Radiator. Double glazed windows to the side and rear aspects including door to the rear garden. Six inset ceiling lights. Eye level wall cupboards with lighting below. Ornate glass splashback behind the hob.



Lounge/Dining Room

20'0" x 11'3" (6.106 x 3.445)

A very bright and spacious room which has double glazed windows to the front and rear aspects including French doors to the rear garden.

Radiator. TV point. Wood effect laminate flooring. Door to:



2nd Reception Room/3rd Bedroom/Office

11'9" x 10'4" (3.600 x 3.174)

A very useful and versatile room due to it's location in the house. It is ideal to run a business from home as it has it's own independent access via the side garden which has ongoing access to the front of the property.

Other possible uses are: Downstairs bedroom/guest room, study or playroom.

Double glazed window to the side aspect including door to the garden. Radiator. Wood effect laminate flooring. Door to:



En-Suite Bathroom/Cloakroom

10'4" x 4'2" (3.159 x 1.273)

Fitted with a modern white suite and practical waterproof wall panels.

Vanity unit wash basin with mixer tap and cupboards below. Adjacent double fitted cupboard and WC with concealed cistern. Plunge bath with folding shower screen, mixer tap with handheld shower attachment plus Triton shower unit with overhead shower attachment. Extractor fan. Wood effect laminate flooring. Double glazed window to the rear aspect. Programmable heated towel rail



First Floor Landing

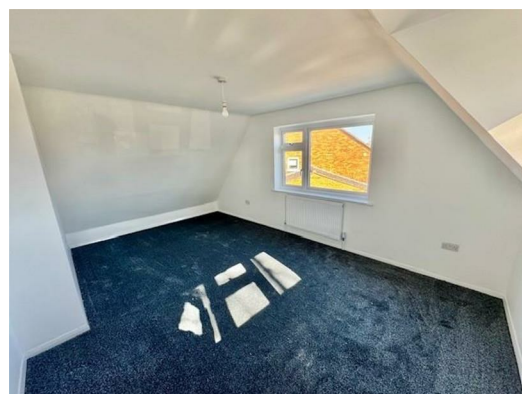
Radiator. Double glazed windows to the front and side aspects. New fitted carpet.

Bedroom One

15'11" average x 11'5" max (4.863 average x 3.498 max)

A bright and spacious room which is well lit by double glazed windows to the front and side.

Radiator. TV point. New fitted carpet.



Bedroom Two

12'3" average x 6'10" (3.747 average x 2.094)

Radiator. Double glazed window to the front aspect. New fitted carpet. TV point. Hatch to loft space.



Shower Room

7'8" x 5'11" (2.343 x 1.812)

Fitted with a modern white suite and practical waterproof wall panels.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Double-width shower cubicle. Recess with fitted shelving. Extractor fan. Double glazed skylight window to the side aspect. Wood effect laminate flooring. Programmable heated towel rail. Mirror fronted cabinet with integrated LED lighting.



Rear Garden

The property stands on a good sized corner plot with a wide rear garden which runs down one side of the house, offering further scope for extension, if required.

The measurements for this enclosed garden are; 30' long by 85' wide.

Extensive paved patio area immediately to the rear of the house with a paved pathway leading to a gated side access.

Recently seeded lawn area with stepping stone path to the summer house. Outside light, power and tap. Fabulous magnolia tree. Semi-circular artificial lawn area. Garden shed. 6' fencing and wall.



Rear Garden



Summer House

11'6" x 5'8" (3.516 x 1.741)

Windows on two aspects including double glazed French doors.
Light and power connected.



Side Garden

To the other side of the house is a private courtyard garden with door leading into the ground floor extension.
Mainly paved with a corner flower bed and an established Buddleia. Gated access leads to the front of the property.
Outside light. Paved pathway leads to the rear garden.



Front Garden

A wide garden with an extensive horseshoe shaped gravel driveway which provides off-road parking for four cars.
Semi-circular flower bed with various heathers, evergreen shrubs and flowering plants. New 6' fence to one side and on the other side is a large flower bed with evergreen plants and pampas grass.

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.

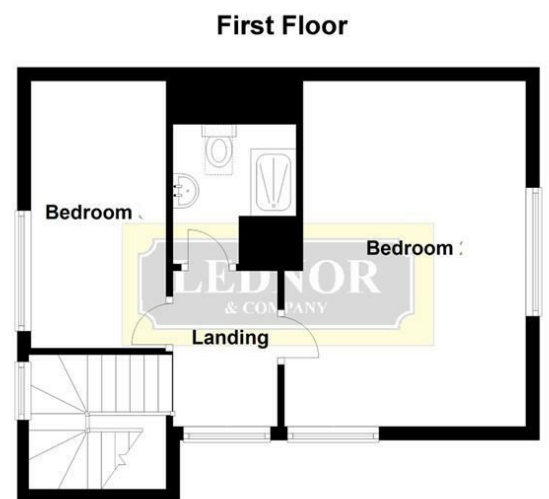
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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 1050 SQFT
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE