

**3 Bridge Street
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Established 1986

Independent Estate Agents and Valuers



6, Grant Road, Bishop's Stortford, Herts, CM23 1FL

Guide price £479,995

STYLISH AND IMMACULATELY PRESENTED FAMILY HOME WITH A LARGE OPEN PLAN LIVING AREA AND PRIVATE DRIVEWAY WITH PARKING FOR TWO VEHICLES.

Located in a quiet cul-de-sac and within a stone's throw of Bat Willow Hurst Country Park, this modern family home offers accommodation arranged over two levels. On the ground floor there is an impressive open plan living area including a fitted kitchen with appliances and a WC. On the first floor there is a principle bedroom suite with en-suite shower room, two further bedrooms and a family bathroom.

To the front there is a private driveway providing parking for two cars. Gated side access leads through to a landscaped rear garden with raised flower beds, sunny seating areas and a large garden shed.

The property is located on the sought-after development of St Michael's Hurst, located just to the North of the town centre. The highly regarded Avanti schools are within a short walk and there is easy access to the A120/A10 & M11 road networks. In terms of public transport, there is a regular bus service (number 34) which runs between the train station and the development, stopping at Kiffin Close which is the neighbouring street. In peak times the service is every 30 minutes.

Entrance Hall

With radiator and doors to large open plan living area and WC.

WC

Window to the front, radiator, basin and WC.

Impressive Open Plan Living Area

30'3" max x 16'2" max (9.23m max x 4.93m max)

Stylish and functional living area with uniform flooring and a seamless flow between the kitchen, dining and living spaces.



Fitted Kitchen

Spacious kitchen area with windows to the front, radiator and;

- Wall and base units
- Integrated electric oven & hob with extractor over
- Integrated fridge/freezer
- Integrated washing machine and dishwasher
- Wall mounted gas fired Potterton combi boiler



Dining Area

Space for a large dining table. Storage cupboard.

Sitting Area

Bright and spacious with two large skylights and double doors opening onto the landscaped rear garden.

First Floor Landing

Access to loft space and doors to all rooms.



Bedroom 1

12'10" max x 10'6" max (3.93m max x 3.22m max)

Large double bedroom with window to the front and a fitted double wardrobe.



En-Suite Shower Room

7'9" x 5'2" (2.37m x 1.59m)

With window to the front, WC, basin, radiator and double shower unit.



Bedroom 2

9'9" x 9'0" (2.98m x 2.76m)

Double bedroom with window to the rear and radiator.



Bedroom 3

9'8" x 6'9" (2.96m x 2.07m)

Window to the rear and radiator.



Family Bathroom

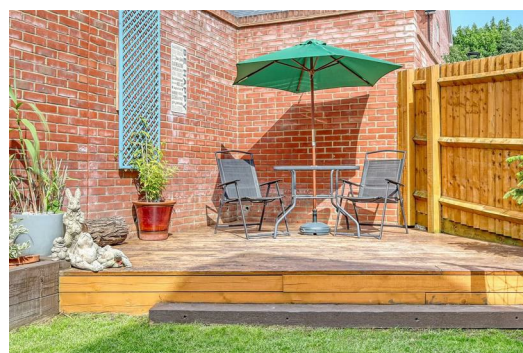
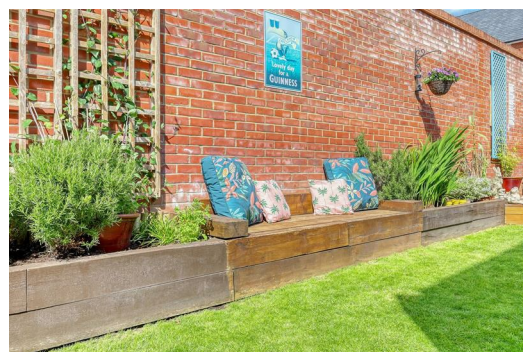
7'1" x 6'5" (2.17m x 1.96m)

Bath with shower screen, basin, WC and heated towel rail.



Rear Garden

Landscaped and part walled rear garden with raised flower beds, bespoke bench, sunny seating area with decking and a large shed. There is gated side access leading to; the front of the property and driveway parking for two vehicles.



Front

To the front of the property there is a private driveway with parking for two vehicles.

Estate Maintenance Charge

Currently £36.47 per month.

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

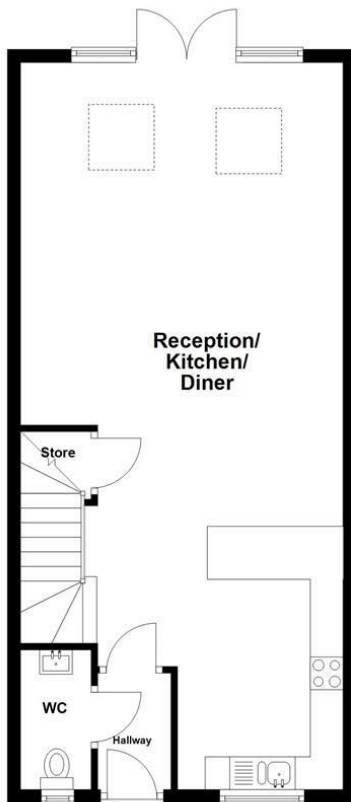
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

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.

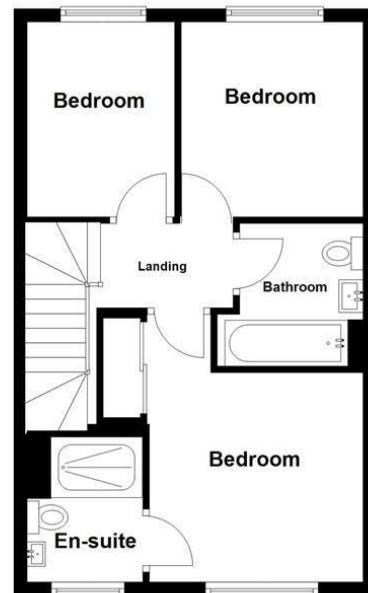
Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Grant Road