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Established 1986

Independent Estate Agents and Valuers



89, Cannons Close, Bishop's Stortford, Herts, CM23 2BH

Guide price £465,000

ORIGINALLY BUILT AS A THREE BEDROOM PROPERTY AND NOW OFFERING TWO GOOD SIZED DOUBLE BEDROOMS.

This superbly appointed semi detached bungalow is modern in feel and tastefully decorated. It has the benefit of gas central heating and double glazing throughout.

The property comprises: Entrance hall, cosy sitting room with bi-fold doors leading to a large double glazed conservatory which has a vaulted roof and air conditioning, modern fitted kitchen with integrated appliances, luxury shower room with a modern white suite. The master bedroom is very spacious and has fitted wardrobes and a bay window. The second is a double and makes a lovely guest room.

The well maintained rear garden is approximately 140' in length and laid on several different levels with a patio area to the rear of the property and an area at the rear of the plot which is ideal for growing fruit and vegetables. The front garden is 40' long and has a driveway with room to park at least three cars plus there is a detached garage.

Cannons Close is a sought after road of established houses and bungalows. It is within walking distance of the town centre and is not far from open parkland at Grange Paddocks where you can walk into town alongside the River Stort. The current owner informs us that it is a very pleasant twelve minute stroll into town. The mainline railway station with excellent links to Cambridge, London & Stansted Airport is a little bit further on.

EPC Band C. Council Tax Band D.

Double Glazed Front Door To:

Entrance Hall

Wood effect laminate flooring. Radiator. built-in cupboard. Hatch and ladder to loft space.



Sitting Room

13'11" x 12'11" (4.248 x 3.940)

A cosy room which is well lit by a large Velux skylight window to the rear aspect plus bi-fold doors that lead to the conservatory. Two radiators. TV and telephone point. Wood effect laminate flooring. Fireplace which is sealed.



Large Conservatory

21'1" x 10'11" (6.440 x 3.328)

A superb addition to the property.

Vaulted glass roof. Double glazed windows on three aspects which includes French doors to the rear garden.

Radiator. Light and power connected. Air conditioning unit. Ceramic tiled floor.

Range of fitted cupboards that match those in the kitchen.



Modern Fitted Kitchen

11'4" x 9'11" (3.457 x 3.047)

Well fitted with a range of shaker style units and wood effect work surfaces. Integrated appliances include: Double oven with cupboards above and below, ceramic hob, cooker extractor hood, dishwasher, washing machine and fridge/freezer.

White enamel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. One double, one corner and five single eye level wall cupboards with lighting below. Ceramic tiled splashbacks to work surfaces. Wood effect laminate flooring. Double glazed window and door to the rear aspect. Kick space heater.



Bedroom One

16'0" plus bay x 9'11" (4.879 plus bay x 3.041)

A very large bedroom which was originally two smaller rooms. Double glazed bay window to the front and further double glazed window to the side aspect.

Radiator. Two double fitted wardrobe cupboards plus adjacent single shelved cupboard and a fold-out mirror.



Bedroom Two

13'2" x 9'4" (4.023 x 2.858)

Double glazed window to the front aspect. Radiator.



Luxury Shower Room

5'10" x 5'5" (1.785 x 1.674)

Modern white suite and complementary tiling.

Quadrant shower cubicle. Low level WC. Vanity unit wash basin with mixer tap and drawers below. Chrome heated towel rail. Double glazed window to the side aspect. Extractor fan. Wood effect laminate flooring.



West Facing Rear Garden

Approximately 140' in length and laid out on several levels. Enclosed by fencing and hedges.

Decked patio area immediately to the rear of the conservatory. Lawn area with flower and shrub beds and borders. Ornamental gravel area. Three mature Cyprus trees to one side.

Steps lead down to a further area of garden measuring approximately 60' x 60'. Laid mainly to grass with provision for a kitchen garden area.

Mature trees, shrubs and bamboo to the rear boundary.



Further Views Of The Garden



Front Garden

Approximately 40' long. Enclosed by dwarf walls and fencing. Lawn area. Flower bed. Outside light. Pathway leads to the front door. Driveway with parking for at least three cars leads to:

Detached Garage

18'7" x 8'4" (5.687 x 2.551)

Double opening wooden doors. Light and power connected. Door to the garden.

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