

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



166, Plaw Hatch Close, Bishop's Stortford, Herts, CM23 5BJ

Guide price £475,000

Situated in a sought-after location, this extremely spacious three-bedroom semi-detached Regency-style home offers beautifully presented and well-maintained accommodation, perfect for modern family living. Updated by the current owners to a high standard throughout, the property features a welcoming entrance hall, convenient ground floor WC, and an impressive open-plan kitchen/dining room that flows into a large sitting room – ideal for entertaining and everyday life.

Upstairs, the property boasts three well-proportioned double bedrooms and a contemporary fully tiled family bathroom complete with both a walk-in shower and a separate bath. Outside, the professionally landscaped rear garden provides a private and stylish outdoor space, while the front offers driveway parking for two vehicles.

Located very close to Summercroft Primary and Birchwood Secondary Schools, this home also benefits from close proximity to Bishop's Stortford town centre and train station, offering excellent transport links to London and Cambridge. A rare opportunity to acquire a spacious, elegant home in a prime location.

The EPC Rating is TBC / The Council Tax Band is C

Entrance Hall



Ground Floor Cloakroom

Impressive Open Plan Kitchen/Dining Room

5.46m max x 4.60m max

Fitted with a good range of wall and base units, Quartz worktops and offering space for a range style cooker with extractor over and a large fridge/freezer. There are integrated appliances including a dishwasher, washing machine and tumble dryer. This room is nice and bright with large windows to the front and it benefits from electric underfloor heating. The gas fired Worcester combi boiler is concealed in a wall mounted cupboard.



Large Sitting Room

5.43m max x 4.33m max

Large reception room with double glazed doors and windows to the rear, and radiator.



First Floor Landing

Bright and spacious landing with double glazed window, doors to all rooms and access to the loft space which is mostly boarded. There is a fitted ladder for ease of access.

Bedroom 1
4.38m x 3.62m



Bedroom 2
3.57m x 2.99m max



Bedroom 3
4.64m x 2.40m



Bathroom

2.21m x 1.90m



Rear Garden

Professionally landscaped and private South East facing garden with two patios, established planting and a well maintained area of lawn.



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Front

Driveway 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

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.

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.

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.

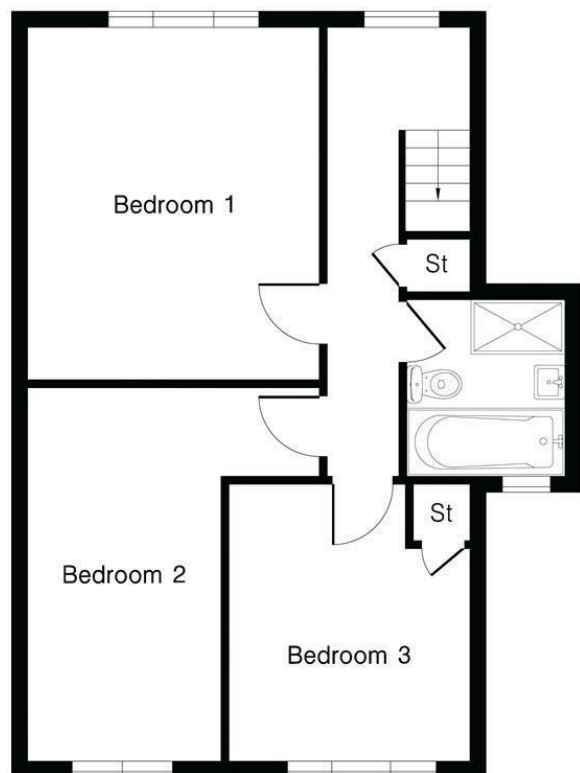
Approximate Gross Internal Area 1139 sq ft - 105 sq m

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 565 sq ft – 52 sq m



Ground Floor



First Floor