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Established 1986

Independent Estate Agents and Valuers



64, Marguerite Way, Bishop's Stortford, Herts, CM23 4NE

Guide price £899,995

VIEWINGS TO COMMENCE FROM 1/10/2025.

An attractive David Wilson built detached house which has been extended to provide extremely spacious accommodation which features six double bedrooms.

This impressive property has been well maintained and has gas central heating, double glazing, water softener and an alarm system.

The accommodation comprises: Ground floor; entrance porch and entrance hall, cloakroom, bay fronted sitting room, separate dining room, double glazed conservatory/garden room, study/family room, fitted kitchen with built-in oven and hob and a separate utility room. First floor; guest bedroom with fitted wardrobes and en-suite shower room, a family bathroom and four further generously proportioned double bedrooms all with fitted wardrobes. Second floor; Spacious landing/study area, master bedroom with walk-in wardrobe, and a large luxury bathroom which also has a shower.

Outside, there is a well looked after 50' x 50' west facing rear garden, a front garden with double width driveway and a double garage with remote controlled doors.

The property is located in a sought after cul-de-sac and it is within a short walk of Hillmead Primary School. Also within walking distance is the Thorley Neighbourhood Centre which has a Sainsbury's supermarket, various useful shops including a post office, doctor's and dentist's surgeries, fish and chip shop and a Busy Bees day nursery. The town centre and mainline railway station are just over a mile away.

EPC Band C. Council Tax Band G.

FRONT DOOR TO;

ENTRANCE PORCH

Tiled floor. Double glazed window. Door to

ENTRANCE HALL

17'5" x 6'10" (5.333 x 2.087)

Stairs to the first floor. Radiator. Double glazed window. Doors to garage, sitting room, dining room, study/family room, kitchen and:



DOWNSTAIRS CLOAKROOM

5'3" x 3'10" (1.605 x 1.192)

Wood effect laminated flooring. Low level WC. Wash basin with tiled splashback. Radiator. Extractor fan.



SITTING ROOM

19'5" x 10'7" (5.930 x 3.232)

Well lit by a large double glazed bow window to the front aspect.

Adam style fireplace with recently installed electric coal effect fire. TV and telephone points. Two radiators. Double opening glazed doors to:



DINING ROOM

12'1" x 9'8" (3.692 x 2.953)

Radiator. Double glazed sliding patio doors to:



DOUBLE GLAZED CONSERVATORY

12'9" x 8'5" (3.898 x 2.569)

Double glazed windows on two aspects which includes double opening french doors to the rear garden. Radiator. Wall mounted air conditioning unit.



STUDY/FAMILY ROOM

13'1" x 8'5" (3.992 x 2.569)

Feature double glazed bay window overlooking the rear garden. Oak flooring. Radiator. Telephone point.



FITTED KITCHEN

16'6" x 8'8" (5.030 x 2.667)

Extensively fitted with a range of light oak faced units which incorporate: Double oven, gas hob and extractor hood set in an ornate canopy.

Single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. One corner and five single eye level wall cupboards. Space and plumbing for dishwasher. Radiator. Built-in wine rack. Space for breakfast table. Plumbing for water softener which is located on the outside wall.. Ceramic tiled splashbacks to work surfaces. Double glazed window to the rear aspect. Door to:



UTILITY ROOM

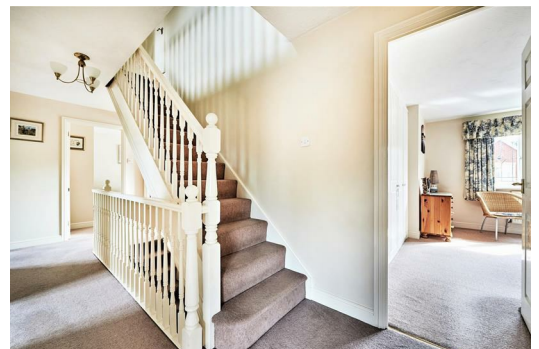
7'3" x 5'8" (2.216 x 1.747)

Single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with ceramic tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Ideal wall mounted gas fired boiler. Door to the rear garden.



FIRST FLOOR LANDING

Galleried landing. Stairs to the second floor. Built-in storage cupboard. Built-in airing cupboard housing pre-lagged hot water cylinder.



BEDROOM TWO

14'2" into recess x 12'7" (4.32 into recess x 3.84)

One single and two double fitted wardrobe cupboards.

Radiator. TV and telephone points. Double glazed window to the front aspect. Door to:



EN-SUITE SHOWER ROOM

8'6" max x 5'5" (2.602 max x 1.655)

Fully tiled shower cubicle with Triton shower unit. Low level WC. Half tiled walls. Pedestal wash basin. Radiator. Extractor fan. Shaver point. Double glazed window to the side aspect.



BEDROOM THREE

12'0" x 9'0" (3.658 x 2.752)

One single and one double fitted wardrobe cupboards.

Double glazed window to the front aspect. Radiator. Telephone point.



BEDROOM FOUR

15'4" max x 11'6" into wardrobes (4.674 max x 3.530 into wardrobes)

One single and two double fitted wardrobe cupboards.
Double glazed window to the rear aspect. Radiator.



BEDROOM FIVE

11'4" x 11'0" into wardrobes (3.475 x 3.372 into wardrobes)

One single and two double fitted wardrobe cupboards.
Double glazed window to rear aspect. Radiator.



BEDROOM SIX

13'4" x 8'2" (4.080 x 2.496)

One single and one double fitted wardrobe cupboards.
Double glazed window to the front aspect. Radiator.



FAMILY BATHROOM

8'8" x 7'4" (2.655 x 2.255)

Panel bath with antique style mixer tap, shower attachment and tiled splash surround. Fully tiled shower cubicle with Triton shower unit. Low level WC. Pedestal wash basin. Radiator. Extractor fan. Shaver point. Half tiled walls. Double glazed window to the rear aspect.



SECOND FLOOR LANDING/STUDY

11'4" x 9'6" plus recess (3.461 x 2.919 plus recess)

A spacious landing that can be used as a sitting area or study
Radiator. Double glazed window to the rear aspect. Two inset ceiling lights. Doors to bedroom and bathroom.



BEDROOM ONE

14'0" x 12'9" max (4.274 x 3.894 max)

N.B. The measurement shown is a maximum as not all of the room is at full head height.

Three inset ceiling lights. Radiator. TV and telephone points. Large eaves storage cupboard with light connected. Double glazed window and Velux double glazed skylight window to the rear aspect. Double opening doors to



WALK-IN WARDROBE CUPBOARD

10'5" x 5'10" (3.18 x 1.78)

N.B. The measurement shown is a maximum as not all of the room is at full head height.

Three ceiling lights. Extensive range of hanging rails and shelving.



LUXURY BATH/SHOWER ROOM

14'7" x 8'4" max (4.45 x 2.54 max)

Fully tiled walls. Panel bath with antique style mixer tap, shower attachment and tiled splash surround. Fully tiled shower cubicle with Triton shower unit. Low level WC. Pedestal wash basin. Extractor fan. Shaver point. Radiator. Three inset ceiling lights. Double glazed window to the rear aspect.



REAR GARDEN

A good sized rear garden which enjoys a sunny west facing aspect. The garden measures 50' x 50' approximately and is enclosed by 6' fencing on all three aspects.

Large paved patio area runs the full width of the garden and has a matching pathway leading to a second patio area to the rear of the garden. Extensive lawn area has well stocked flower and shrub borders. Outside tap. Large wooden garden shed. Outside lighting to side and rear of the property. Gated side pedestrian access leads to the front garden.



FRONT GARDEN

The property enjoys a 60' road frontage.

Lawn area with flower borders. Paved pathway to the front door. Flower bed/rockery. Outside lighting.

Double width block paved driveway leads to:



DOUBLE GARAGE

16'8" x 16'5" (5.103 x 5.020)

Two remote controlled up and over doors. Light and power connected. Sealed floor. Door leading to the entrance hall.

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.

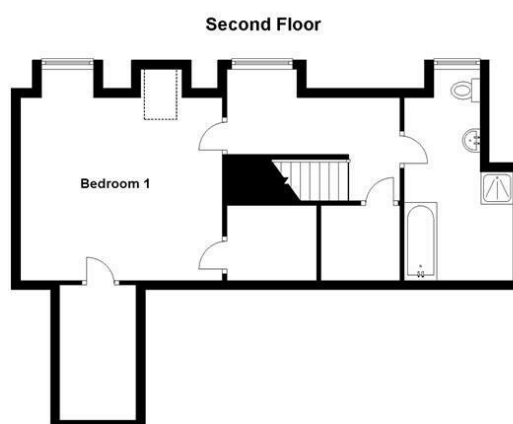
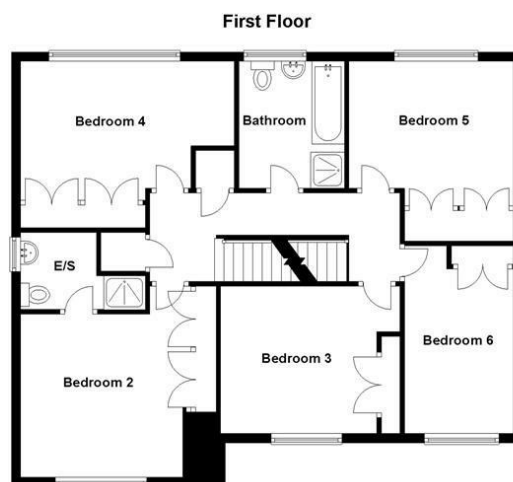
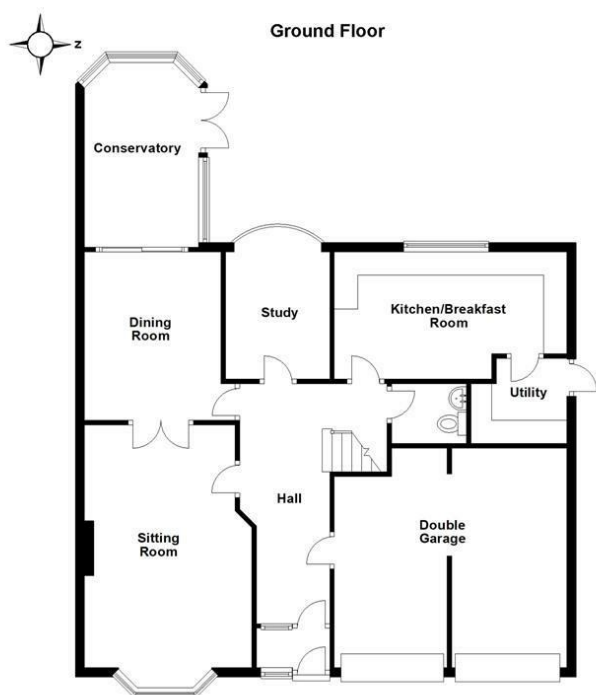
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

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 2225 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE