

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



31, Norfolk Way, Bishop's Stortford, , CM23 3PN

Guide price £375,000

A beautifully presented and thoughtfully extended two double bedroom home, ideally situated within comfortable walking distance of the train station and town centre. This property offers well-balanced accommodation and includes an impressive open plan living area with a fitted kitchen, two double bedrooms and a first floor bathroom. The kitchen has a large island with excellent storage, integrated appliances and space for seating.

Outside, there is driveway parking for one vehicle to the front and a landscaped garden. To the rear there is a spacious split level garden which has a large patio, a further decked seating area and a base at the rear for a shed or outbuilding.

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

Impressive Open Plan Living Area

27'9" x 14'9" (8.47m x 4.51m)

Large and bright living area with bi-fold doors to the rear and a fitted kitchen including;

- Large island with excellent storage, integrated electric hob and space for seating
- Integrated fridge/freezer
- Integrated double oven



Bedroom 1

12'2" max x 9'6" (3.73m max x 2.90m)

Double bedroom with built in wardrobes providing storage space and housing the gas fired Vaillant combi boiler.



Bedroom 2

9'4" x 8'8" (2.86m x 2.66m)

Double bedroom with storage cupboard.



Bathroom

Bath with basin and WC. Stainless steel heated towel rail.



Front

Landscaped front garden with parking for one vehicle.

Rear Garden

Spacious rear garden with a large patio and steps leading up to a further decked seating area. There is a base for a shed or outbuilding beyond.



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.

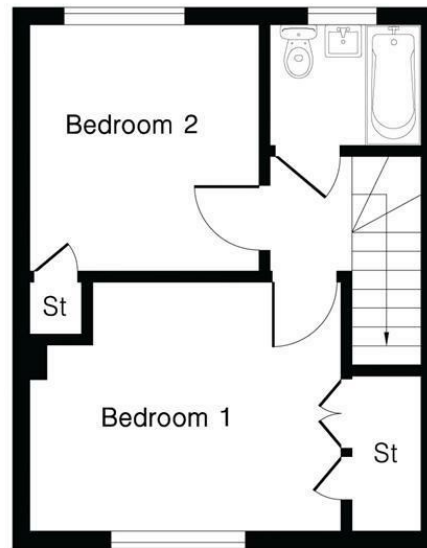
Approximate Gross Internal Area 695 sq ft - 65 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 287 sq ft – 27 sq m



Ground Floor



First Floor