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

77, Dunmow Road, Bishop's Stortford, Herts, CM23 5HF

Guide price £675,000

Prime location being very close to Hockerill Anglo-European College and Herts & Essex Girls High School. It is also within a few minutes walk of the railway station.

A superb four bedroom Victorian semi detached house. The accommodation which is laid out over three floors, has been extended and improved over the years to make it an ideal family home with four large bedrooms, a bathroom and two shower rooms. The ground floor starts with an arched entrance porch leading to the entrance hall. To the front of the house is a bay fronted sitting room with attractive working fireplace. The rear of the ground floor features an enormous open plan room which starts with a family or dining room with another attractive fireplace. This leads into a large part vaulted kitchen/breakfast/dining/family room, depending on how you choose to arrange it.

There is a 50' and very private rear garden being well screened by acoustic fencing. It has several seating areas, an outside kitchen, large garden shed and an easy to maintain artificial lawn. The front garden has a wide driveway with room to park two cars side-by-side and there is an EV charging point.

As previously mentioned, many of the town's amenities are within a short walk. The station is on the Cambridge to Liverpool St. line, offering a frequent commuter service either way as well as a link to Stansted Airport. The town centre which is located just beyond the station has an extensive range of shopping, dining and entertainment establishments.
The A120 by-pass and Junction eight of the M11 are within easy driving distance.
EPC Band D. Council Tax Band E.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Arched Entrance Porch.
Patterned tiled step. Glass panelled front door to:

Entrance Hall
Stairs to the first floor. Understairs storage/cloaks cupboard. Doors to sitting room and family room. Painted wooden floor. Radiator in an ornate enclosure.

Bay Fronted Sitting Room
13'5" x 12'6" (4.097 x 3.825)
Double glazed sash windows to the front aspect.
Attractive fireplace with a limestone surround and a tiled hearth. To either side are built-in cupboards and shelving. N.B. This is a working fireplace.
TV point. Painted wooden floor. Radiator.

Open Plan Family/Dining/Kitchen

26'2" x 16'3" (7.993 x 4.972)

This impressive open plan room is the heart of this house. It can be used in so many different ways and is ideal for entertaining.

It is described as two areas below.

Dining/Family Room

13'6" x 11'0" (4.118 x 3.367)

Attractive fireplace with a limestone surround and a tiled hearth which incorporates a coal effect gas fire.

A full-height glass screen partly divides this room from:

Kitchen/Breakfast/Dining Room

21'7" x 16'3" (6.594 x 4.972)

This room features a part vaulted/part glazed roof and is well lit by double glazed windows to the rear aspect which include French doors leading to the rear garden.

Fitted with an extensive range of modern light wood faced units and granite work surfaces. Integrated appliances include: Neff self-clean double oven with warming drawer, five ring gas hob, chimney style extractor hood, fridge/freezer, dishwasher and washing machine.

Single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces include a large centrally located and matching island unit with space for a wine cooler, storage drawers and a breakfast bar.

Full-height larder cupboard and spice cupboard. Two double glass fronted eye level wall cupboards. Cupboard housing Vaillant wall mounted gas fired central heating boiler. Pendant and spot lighting. Feature vertical radiator. Painted wooden floor.

N.B. There is plenty of room for a table or sofa in this room.

First Floor Landing

Stairs to the second floor. Doors to family bathroom and three bedrooms.

Bedroom Two
13'5" into bay x 10'9" (4.108 into bay x 3.280)
Bay with double glazed sash windows to the front aspect. Antique style radiator. Wood effect laminate flooring. Double built-in wardrobe cupboard with full-height sliding mirror doors. Door to:

En-Suite Shower Room
8'1" x 5'2" (2.464 x 1.580)
Fitted with a modern white suite and complementary tiling. Double-width shower cubicle with Mira shower unit. Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Ceramic tiled floor. Chrome heated towel rail. Extractor fan. Fitted shelving. Double glazed sash window to the front aspect. Five inset ceiling lights.

Bedroom Three
12'5" x 10'11" (3.790 x 3.335)
Double glazed sash window to the rear aspect. Feature vertical radiator. Double built-in wardrobe cupboard with full-height mirror doors. Fitted shelf and drawer unit. Wood effect laminate flooring.

Bedroom Four
10'4" x 9'10" (3.162 x 3.020)
Double glazed sash window to the rear aspect. Antique style radiator. Built-in wardrobe cupboard with full-height mirror doors. Victorian fireplace.

Family Bathroom
Fitted with a modern white suite and complementary fittings. Panel bath with fully tiled splash surround, folding shower screen, mixer tap and Triton shower unit. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Fitted mirror with integrated LED lighting. Heated towel rail. Extractor fan. Porcelain tiled walls and floor. Double glazed sash window to the side aspect.

Second floor Landing
Small Eaves storage cupboard. Doors to bedroom and:

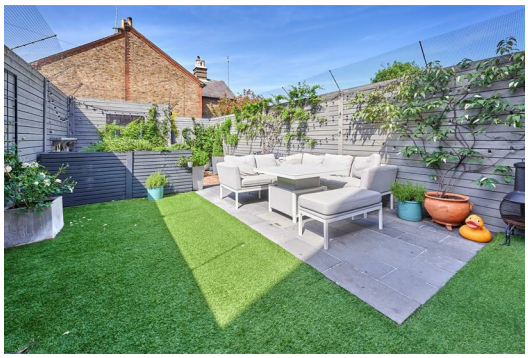
Shower Room
7'8" x 5'3" (2.345 x 1.621)
Fitted with a modern white suite with complementary fittings, porcelain tiled floor and walls.
Quadrant shower cubicle. Vanity unit wash basin with mixer tap and drawers below. WC with concealed cistern. Under floor heating. Chrome heated towel rail. Extractor fan. Three inset ceiling lights. Velux double glazed skylight window to the side aspect. Small eaves storage cupboard. Large eaves storage cupboard.

Master Bedroom

13'9" x 12'10" plus cupboards (4.216 x 3.932 plus cupboards)
An extremely spacious master bedroom especially when taking into account that the measurements do not include the large amount of built-in storage.
Two Velux double glazed skylight windows with six drawers underneath. Wardrobe and storage cupboards arranged along two walls of the bedroom. Antique style radiator. Six inset ceiling lights. TV point. Hatch and retractable ladder to loft space.

Rear Garden

A very private rear garden which is approximately 50' in length.
Well screened by acoustic fencing on three aspects.
Two paved patio areas leading onto an artificial grass area.
Outside taps. Raised flower bed with various herbs.
Gated rear pedestrian access.
Outdoor kitchen area with tiled work surfaces with storage area below. Space for a barbeque. Power points. Inlaid brick flooring.



Large Wooden Garden Shed

9'9" x 7'11" (2.975 x 2.425)
Light and power Connected.

Front Garden

Dwarf brick wall to one side and privet hedge to the other. Full-width gravel driveway with plenty of room to park two cars. EV charging point.

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

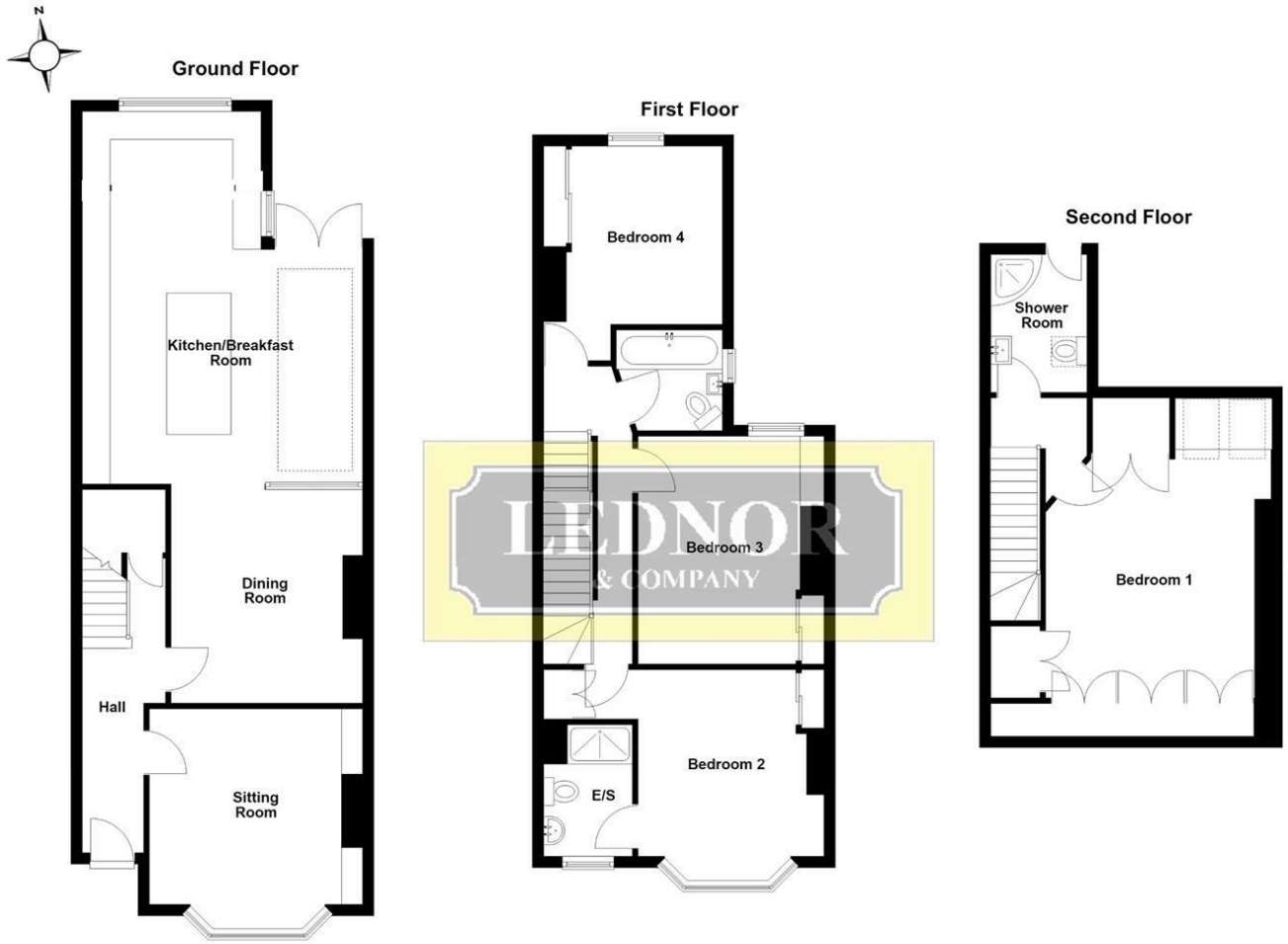
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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 a survey, nor 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.



LEDNOR & COMPANY

APPROX GROSS INTERNAL FLOOR AREA 1650 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE