

**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



7, Chatsworth Close, Bishop's Stortford, Hertfordshire, CM23 4PP

Guide price £750,000

A wonderful opportunity to acquire this beautifully presented five-bedroom detached family home, perfectly positioned on a large end-of-cul-de-sac plot close to excellent schools and local shops. Offering spacious and versatile accommodation, the property features three well-proportioned reception rooms, including a stunning dining room with vaulted ceiling and skylights (fitted with solar-powered blinds), alongside a fitted kitchen with integrated appliances and a separate utility room.

Upstairs, five comfortable bedrooms are complemented by two well-appointed shower rooms, providing ideal space for growing families. The home further benefits from a Worcester gas-fired boiler (serviced annually) and a pressurised hot water system.

Externally, the property boasts a resin-bound driveway providing parking for four cars, in addition to a large open-plan double garage offering further parking or excellent storage. The attractive rear garden benefits from a large Sandstone patio, mature fruit trees and a powered garden shed, while the larger than average plot offers exciting scope to extend.

A superb family home combining generous living space, beautiful presentation and excellent potential in a sought after setting.

The council tax band is F / The EPC Rating is C

Entrance Hall

Ground Floor Cloakroom

Refitted with WC, basin with vanity unit and heated towel rail.

Sitting Room

16'9" + bay x 11'0" (5.11m + bay x 3.36m)



Family Room

11'3" x 9'0" (3.45m x 2.75m)

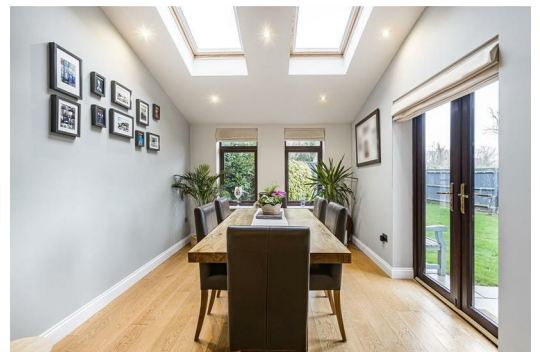
Spacious room ideal for a playroom or study.



Dining Room

12'7" x 9'8" (3.85m x 2.96m)

Bright and airy room with two skylight double glazed windows fitted with solar powered blinds, double doors opening onto the rear garden.



Fitted Kitchen

11'3" x 8'1" (3.43m x 2.48m)

Wall and base units with appliances including;

- Gas hob with extractor over
- Electric double oven
- Dishwasher
- Water softener



Utility

7'10" x 7'7" (2.40m x 2.32m)

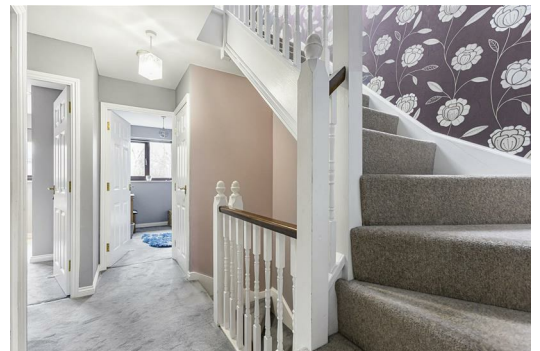
Fitted with wall and base units and a cupboard housing the gas fired Worcester boiler which has been serviced annually. There is;

- Space for a washing machine
- Space for a tumble dryer
- Space for a tall fridge
- A small loft hatch



First Floor Landing

Stairs to the second floor, doors to all rooms and an airing cupboard with hot water cylinder.



Bedroom 1

14'2" max x 10'5" (4.33m max x 3.19m)

Double bedroom with built in wardrobes.



En-Suite Shower Room

Shower, basin with vanity unit, WC and heated towel rail.



Bedroom 2

11'1" max x 9'2" (3.40m max x 2.80m)

Double bedroom with built in wardrobes.



Bedroom 3

8'9" x 6'3" (2.69m x 1.93m)



Bedroom 4

7'0" x 7'11" (2.15m x 2.42m)



Shower Room

Fully tiled with shower, basin with vanity unit, WC and heated towel rail.



Bedroom 5

14'5" max x 13'7" max (sloping ceilings) (4.4m max x 4.15m max (sloping ceilings))
Double bedroom with eaves storage.



Front

The property is nicely tucked away at the end of a cul-de-sac. There is a large Resin Bound driveway with lighting to the front providing parking for four cars and a pretty garden. The driveway leads onto;



Double Garage

17'3" x 16'11" (5.28m x 5.17m)

Large open space ideal for two cars or storage, large boarded space, electric roller door to the front and doors to the utility and rear garden. Gated access to the side of the garage leads to;

Rear Garden

Attractive garden with mature Plum, Apple and Cherry trees, remote controlled lighting, a large sandstone patio and shed with power.



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.

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.

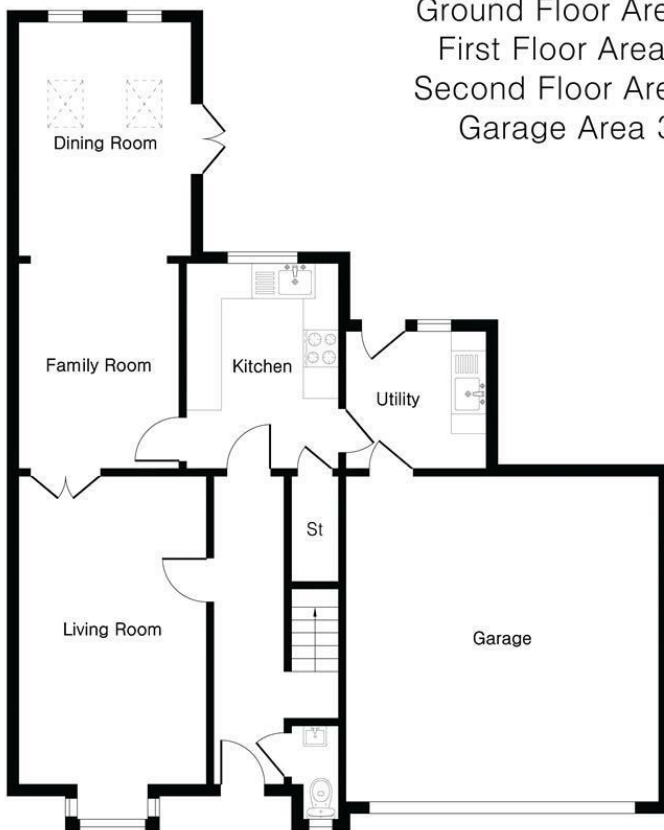
**Approximate Gross Internal Area 1495 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 731 sq ft – 68 sq m

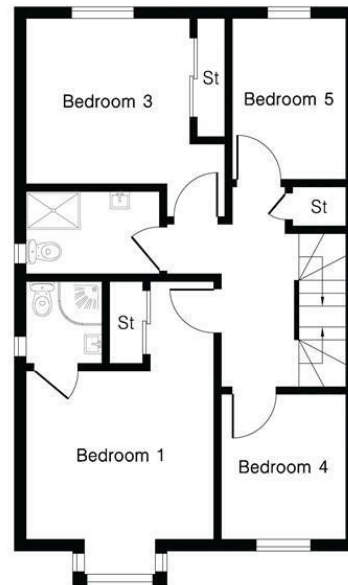
First Floor Area 532 sq ft – 49 sq m

Second Floor Area 232 sq ft – 22 sq m

Garage Area 317 sq ft – 29 sq m



Ground Floor



First Floor



Second Floor