

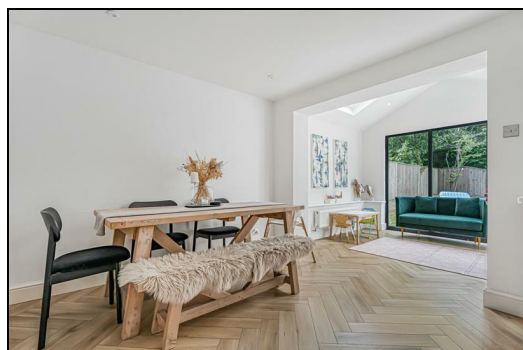
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

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

Established 1986

Independent Estate Agents and Valuers



20, Mayflower Gardens, Bishop's Stortford, Herts, CM23 4PA

Guide price £625,000

Located at the end of a quiet cul-de-sac, this beautifully presented three-bedroom detached family home has been significantly upgraded by the current owners to create a stylish, turnkey property ready for immediate occupation. Situated in a highly sought-after location close to excellent schools, local shops and parks, the home offers spacious and thoughtfully designed accommodation throughout.

The heart of the property is the impressive open-plan kitchen/dining/family room, featuring a central island and an abundance of storage, complemented by a generous utility room with space for both a washing machine and tumble dryer. A welcoming sitting room with bespoke fitted shutters provides a comfortable retreat, while upstairs the principal bedroom benefits from a luxurious en-suite shower room, alongside two further double bedrooms and a contemporary, high-specification family bathroom. To the front there is a private driveway providing parking for two/three vehicles and a pretty garden. There is gated side access leading through to the sunny West facing rear garden which benefits from a newly laid patio, a further decked seating area and a spacious area of lawn.

Practical improvements include a modern gas-fired combi boiler installed in 2020 and a new consumer unit fitted in 2023, making this an exceptional home that combines quality, comfort and convenience.

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

Entrance Hall



Ground Floor Cloakroom

With WC and basin.

Impressive Open Plan Kitchen/Dining/Family Room

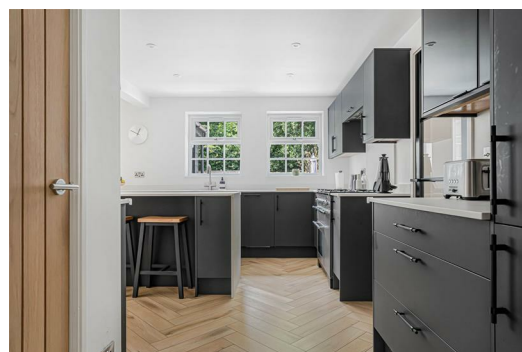
This wonderful open plan living area is divided in two for the purposes of the description;

Kitchen/Dining Room

21'2" max x 17'5" max (6.47m max x 5.31m max)

Quality fitted kitchen with an excellent range of wall and base units, and;

- Integrated fridge/freezer and dishwasher
- Space for range style cooker and wine fridge
- Island unit with seating and additional storage
- Full height larder cupboard
- Space for a large dining table



Family Room

10'7" x 8'3" (3.25m x 2.52m)

Bright and airy room with a vaulted ceiling, Velux windows and double doors opening onto the patio.



Utility Room

10'2" x 8'0" (3.10m x 2.45m)

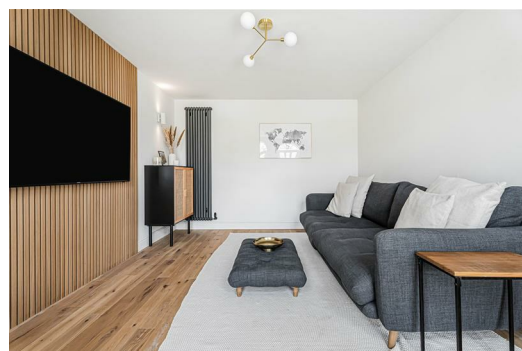
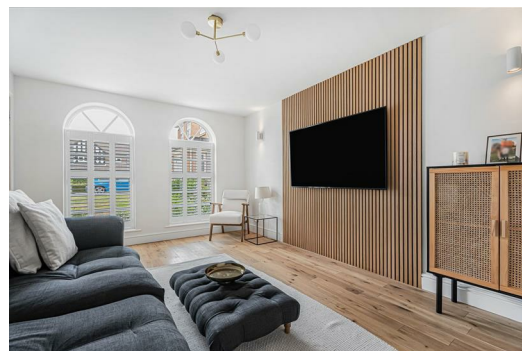
Fitted wall and base units, space for washing machine and tumble dryer, storage cupboards, doors to the rear garden and integral garage.



Sitting Room

15'3" x 10'9" (4.67m x 3.29m)

Spacious reception room with bespoke fitted shutters.



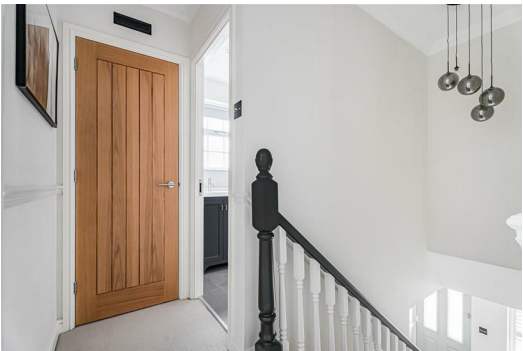
Single Garage

16'6" x 8'2" (5.05m x 2.50m)

With electrically operated front door, power, light and loft storage space. The garage houses the modern gas fired combi boiler which was installed in 2020 and the consumer unit which was installed in 2023.

First Floor Landing

Doors to all rooms and storage cupboard.



Bedroom 1

12'11" x 10'11" (3.95m x 3.35m)

Double bedroom with door to;



En-Suite Shower Room

10'0" x 4'10" (3.05m x 1.49m)

High quality suite with large walk in shower, high-end basin and WC.



Bedroom 2

11'10" max x 8'9" max (+ wardrobes) (3.62m max x 2.69m max (+ wardrobes))

Double bedroom with two large fitted wardrobes.



Bedroom 3

9'11" x 8'8" (3.04m x 2.65m)

Double bedroom.



Bathroom

7'7" x 5'6" (2.32 x 1.69)

Bath with independently controlled shower over, vanity unit with basin, heated towel rail and WC. Access to the loft space which is partially boarded with a light.



Rear Garden

The rear garden has a sunny West facing aspect and a large patio, an additional decked seating area and gated side access.



Front

To the front of the property there is driveway parking for two/three vehicles.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

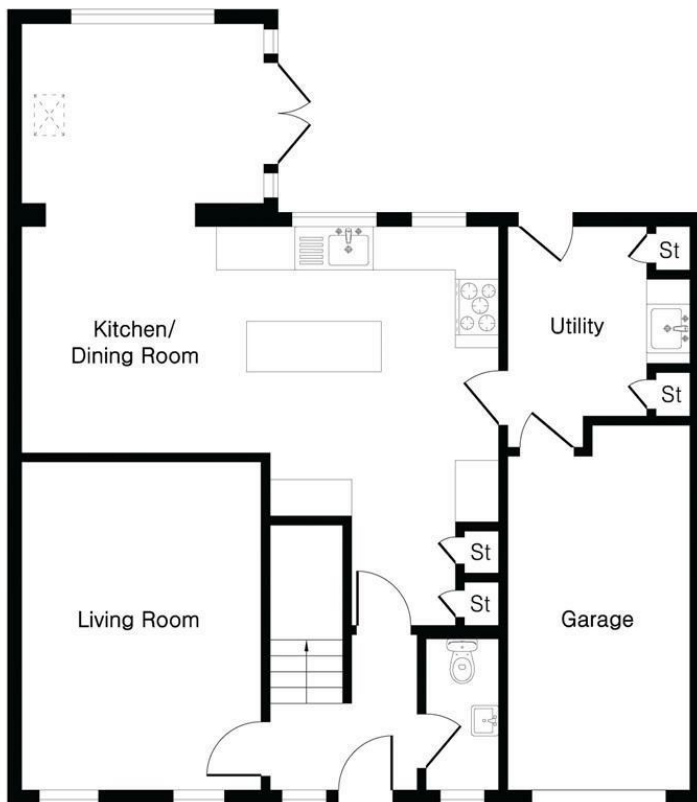
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict 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.

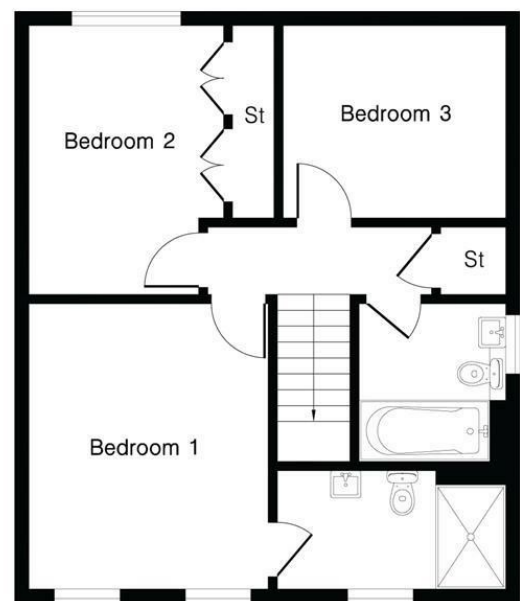
**Approximate Gross Internal Area 1432 sq ft - 133 sq m
(Including Garage)**

Ground Floor Area 878 sq ft – 82 sq m

First Floor Area 554 sq ft – 51 sq m



Ground Floor



First Floor