

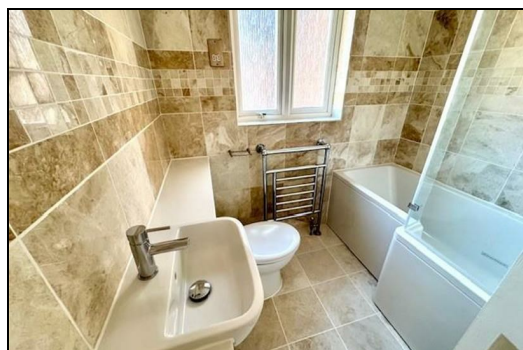
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

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

Established 1986

Independent Estate Agents and Valuers



4, Draymans Close, Bishop's Stortford, Hertfordshire, CM23 4GD

Guide price £384,995

A very spacious and recently refurbished two double bedroom end of terrace house which has gas central heating and double glazing.

The property has recently been redecorated, has new floor coverings and brand new bathroom and kitchen with integrated appliances. There is a porch with integral cupboard, a downstairs cloakroom, a bright and spacious lounge/dining room. There is also a large loft space.

The rear garden is larger than average, being over 60' in length. It enjoys a sunny south facing aspect.

The property is located at the end of a residential cul-de-sac of similar houses and to the front is a block-paved area where there are two allocated parking spaces. Next to this, is an attractive and well maintained area of park.

The town centre and mainline railway station are approximately one and a half miles away.
EPC Band C. Council Tax Band D.

Covered Porch

Inset light. Integral bin/storage cupboard. Front door to:

Entrance Hall

Radiator. Stairs to the first floor. Doors to lounge/dining room, kitchen and:

Downstairs Cloakroom

5'6" x 2'8" (1.685 x 0.828)

Pedestal wash basin. Low level WC. Radiator. Extractor fan.
Wood effect laminate flooring.



Newly Fitted Kitchen

11'3" x 5'4" (3.433 x 1.628)

A range of stylish matt grey units with wood effect work surfaces which includes: Bosch oven, gas hob, stainless steel chimney style extractor hood, washing machine dishwasher and fridge/freezer.

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing gas fired central heating boiler. One corner and three single eye level wall cupboards. Radiator. Ceramic tiled splashbacks to the work surfaces. Wood effect laminate flooring. Double glazed window to the front aspect.



Lounge/Dining Room

15'10" max x 11'9" (4.830 max x 3.600)

A very spacious and bright room which is well lit by full-height double glazed windows and French doors leading to the rear garden. Radiator. TV and telephone points. Two wall light points. Understairs storage cupboard. One inset ceiling light. Track lighting with four spotlights.



First Floor Landing

Hatch to large loft space.

Bedroom One

11'8" x 9'9" (3.568 x 2.990)

Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Double built-in wardrobe.



Bedroom Two

11'9" x 10'2" (3.586 x 3.102)

Double glazed Window to the front aspect. Radiator. Overstairs storage cupboard.



Newly Fitted Bathroom

6'8" x 5'5" (2.056 x 1.665)

Fitted with a contemporary white suite and complementary fully tiled walls and floor.

Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Panel bath with glazed shower screen, handheld and overhead shower units. Chrome heated towel rail. Three inset ceiling lights. Extractor fan. Shaver point. Double glazed window to the side aspect.



South Facing Rear Garden

A larger than average rear garden which is over 60' in length and enjoys a sunny aspect.

Paved patio area. Lawn area. Ornate stone area. Various shrubs. Detached summer house/garden shed. Gated side pedestrian access to the front.



Front Garden

A small open aspect garden with flower bed and some shrubs.

Allocated Parking

To the front of the property is a block-paved courtyard where there is parking for the residents. This property has two allocated spaces.

Area Of Park Nearby

Next to the parking is an attractive park which is laid to grass with several established trees dotted around the area.



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.

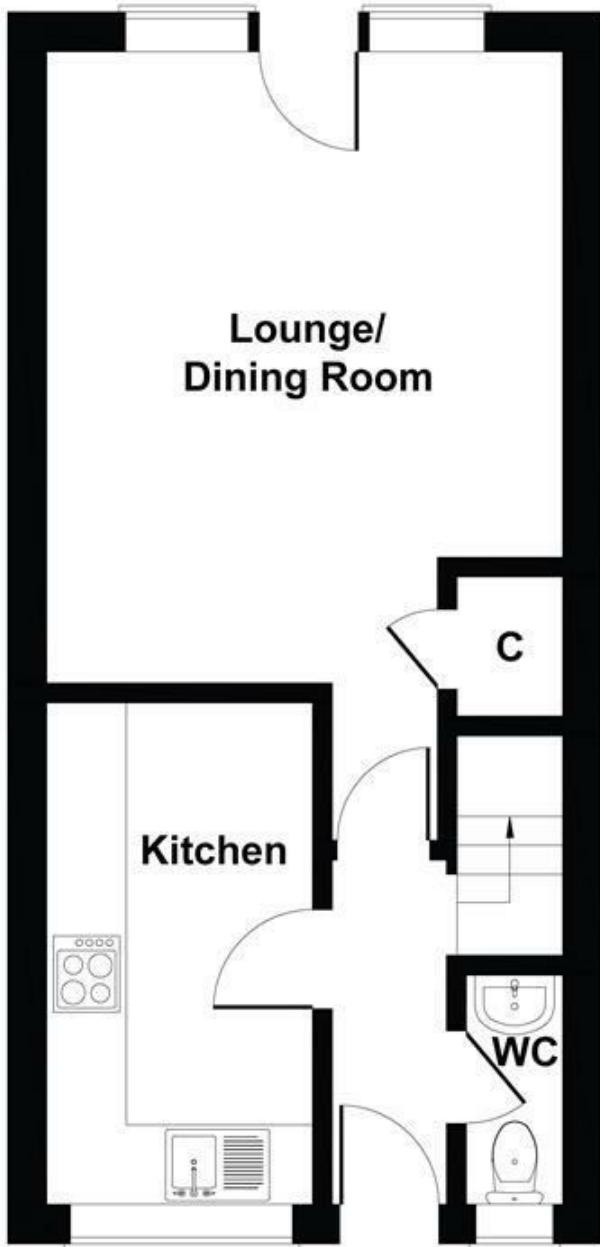
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

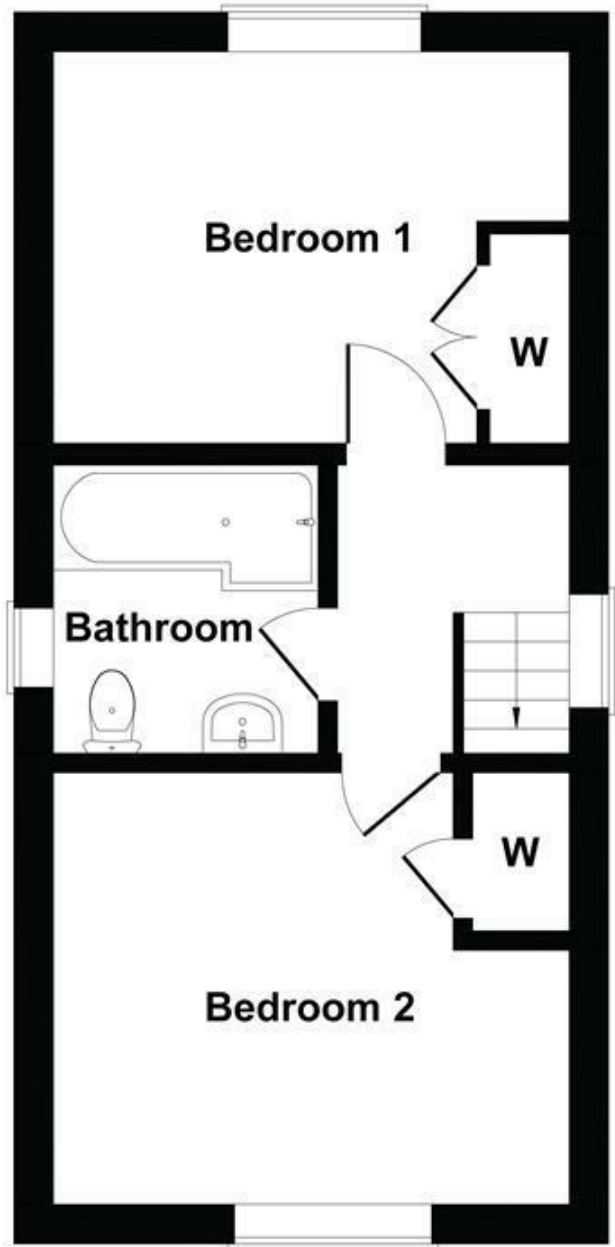
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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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.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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