

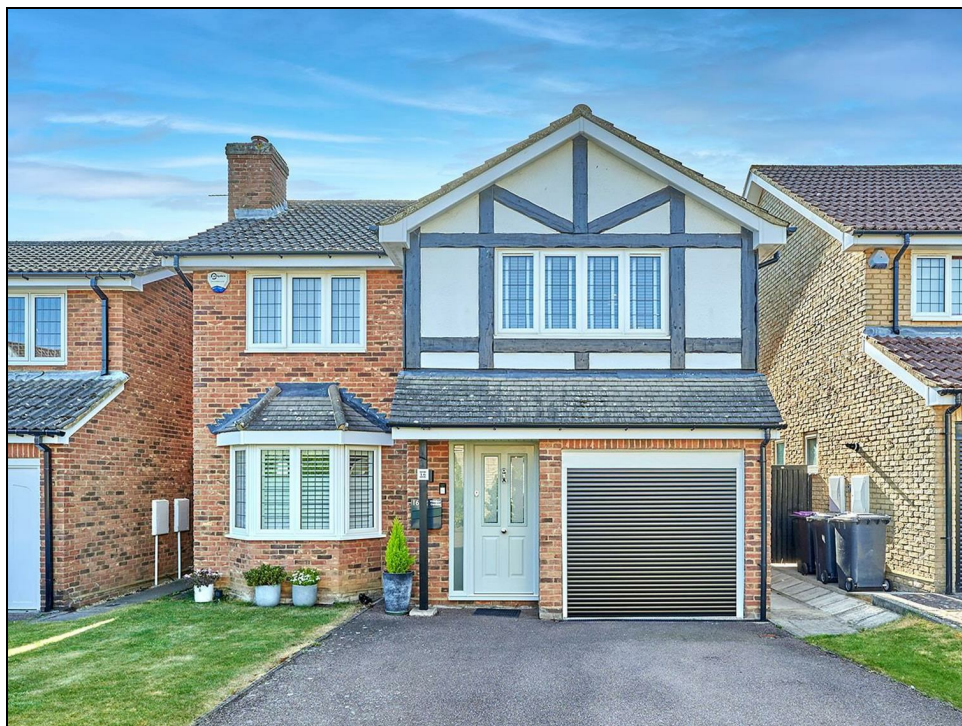
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**16, Windsor Gardens, Bishop's Stortford, Herts, CM23 4PQ**

**Guide price £650,000**

An absolutely immaculate and spotlessly clean four bedroom detached house which has been much improved by the present owners.

This impressive property has gas central heating with a new boiler installed four years ago, replacement double glazing and a professionally installed alarm system.

It comprises: Entrance hall, downstairs cloakroom, bay fronted lounge with attractive modern fireplace, dining room, recently refitted kitchen with shaker style 'soft close' units, quartz work tops and integrated appliances, master bedroom with built-in wardrobes, en-suite shower room, three further well proportioned bedrooms and a family bathroom.

The rear garden enjoys a sunny south to south-west facing aspect and is beautifully kept. The open aspect front garden has a double width driveway which leads to an integral single garage.

The house is located in a cul-de-sac in a sought after area which is within a short walk to Hillmead Primary School and Tesco's Supermarket. The town centre and mainline railway station are just under two miles away. The M11 Motorway and by-pass with roads leading east and west are within a short drive.

EPC Band D. Council Tax Band F.

**Covered Porch**

Outside light. Front door to:

**Entrance Hall**

Wood effect laminate flooring. Radiator. Stairs to the first floor. Doors to garage, lounge, kitchen and:



**Downstairs Cloakroom**

5'5" x 2'8" (1.667 x 0.835)

Wall mounted wash basin. Low level WC. Radiator. Double glazed window to the side aspect. Wood effect laminate flooring.

**Lounge**

16'8" x 12'0" (5.095 x 3.670)

A lovely bright and spacious room which is well lit by a double glazed bay window to the front aspect which has fitted shutters.

Attractive modern composite marble fireplace with coal effect electric fire. Radiator. Three wall light points. Feature vertical radiator. TV point. Arch to:



### Dining Room

9'2" x 8'3" (2.808 x 2.520)

Radiator. Double glazed sliding patio doors to the rear garden. Wood effect laminate flooring. Door to:



### Refitted Kitchen

15'3" x 6'11" (4.664 x 2.112)

This lovely Shaker style kitchen was only installed in April but, due to property coming on the market nearer to family, they have decided to move.

It has an extensive range of 'soft close' units and quartz worktops with matching upstands. Integrated appliances include: AEG ceramic hob, cooker extractor hood, Bosch stainless steel oven and dishwasher.

Enamel inset Belfast sink with swan neck mixer tap and a cupboard below housing a water purification unit. Adjacent and opposite work surfaces with cupboards and drawers below. One double and three single eye level wall cupboards. Integrated recycling drawer. Recess for upright fridge/freezer. Wood effect laminate flooring. Radiator. Double glazed window to the rear aspect and door to the rear garden. Door to the entrance hall.



### First Floor Landing

Double glazed window to the side aspect. Built-in airing cupboard housing mains pressure hot water cylinder. Hatch to part boarded loft space which has a light connected.



### Bedroom One

12'2" x 11'4" plus wardrobes (3.727 x 3.457 plus wardrobes)  
Double glazed window to the front aspect. Radiator. TV point. Double wardrobe cupboard with full height sliding mirror doors. Further single built-in wardrobe/storage cupboard. Door to:



### En-Suite Shower Room

6'7" x 5'2" (2.015 x 1.575)

Fitted with a white suite, fully tiled walls and a ceramic tiled floor. Vanity unit wash basin with mixer tap. Low level WC. Quadrant shower cubicle. Chrome heated towel rail. Extractor fan. Double glazed window to the side aspect. Shaver point. Four inset ceiling lights.



**Bedroom Two**

13'2" max x 11'2" (4.029 max x 3.404)

Double glazed window to the front aspect. Radiator. Double built-in wardrobe cupboard.



**Bedroom Three**

9'4" plus door recess x 8'6" plus wardrobes (2.84m plus door recess x 2.59m plus wardrobes)

Double glazed window to the rear aspect. Radiator. Built-in wardrobe cupboard.



**Bedroom Four**

10'2" x 7'10" (3.104 x 2.413)

Double glazed window to the rear aspect. Radiator.



**Family Bathroom**

6'9" x 6'2" (2.071 x 1.896)

Fitted with a white suite, fully tiled walls and a ceramic tiled floor. Vanity unit wash basin with mixer tap. Low level WC, Panel bath with glazed screen, mixer tap and shower attachment. Shaver point. Chrome heated towel rail. Extractor fan. Double glazed window to the rear aspect.



### **Rear Garden**

Approximately 35' x 35' and enclosed by 6' fencing on all three aspects. The garden enjoys a sunny south to south-west facing aspect.

Full-width paved patio area. outside light, tap and power point. Lawn area. Three raised flower beds to the rear of the garden. Shed. Gated side pedestrian access to the front garden.



### **Front Garden**

An open aspect garden with two lawn areas.

Two conifer trees/bushes to the front of the garden. Double-width Tarmac driveway with provision for two cars leads to:

### **Garage**

16'2" max x 8'0" (4.933 max x 2.453)

Remote controlled roller door. Light and power connected. Wall mounted gas fired central heating boiler which was replaced four years ago. Door to the entrance hall.

Space to the rear of the garage for a washing machine and tumble dryer.



### **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](http://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.

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## **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.

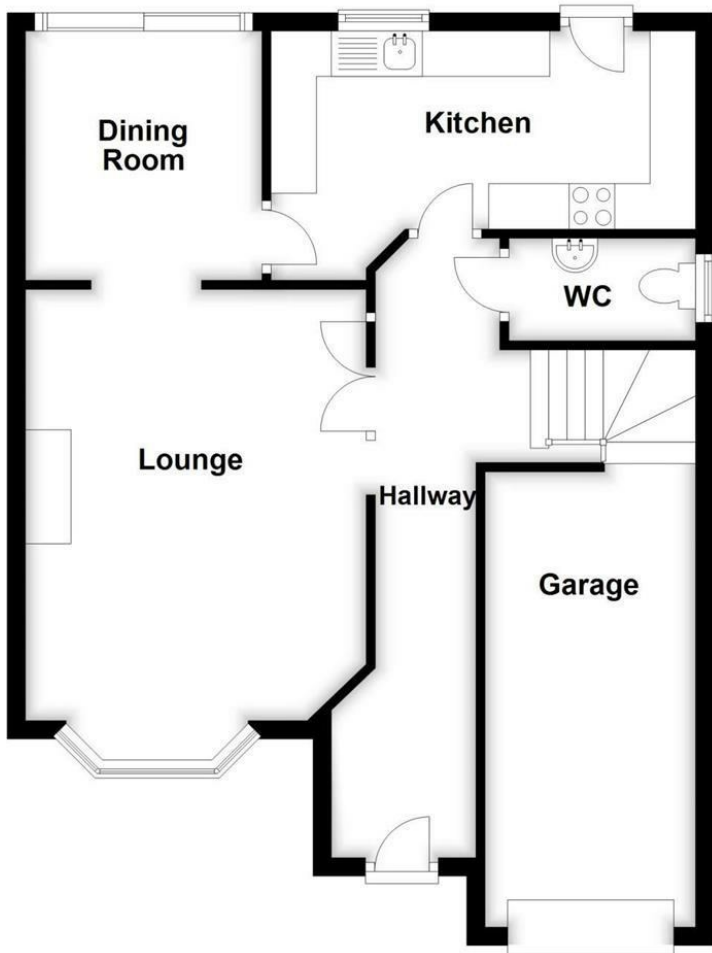
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## **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 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.

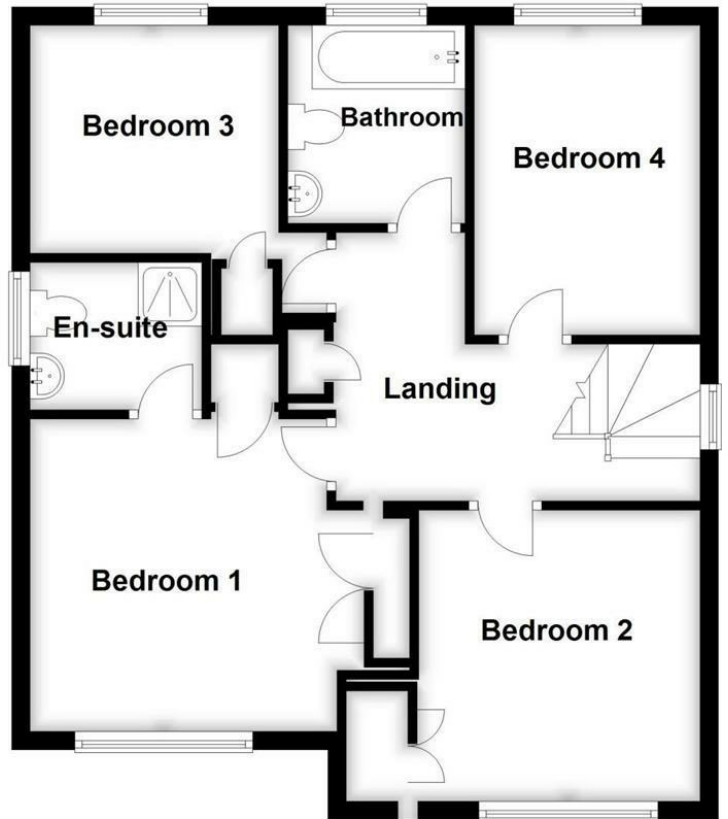
### Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



### First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 123.7 sq. metres (1331.9 sq. feet)