

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



49, Cannons Close, Bishop's Stortford, Herts, CM23 2BQ

Guide price £450,000

NO ONWARD CHAIN – a rare opportunity to acquire this well-presented two double bedroom bungalow, ideally situated within a comfortable 15-minute walk of the town centre and just five minutes from Grange Paddocks Leisure Centre and playing fields. The property boasts a wonderful 90ft south-west facing rear garden backing directly onto parkland, offering a high degree of privacy and delightful open views, with St Michael's Church visible in the distance.

The accommodation includes an extended sitting/dining room designed to make the most of the attractive garden outlook, while further benefits include driveway parking for two vehicles, a garage and substantial outbuilding providing excellent storage. Additional features include a new Vaillant gas-fired boiler and a boarded loft with ladder access and lighting. Offering excellent potential in a highly desirable location, this is a property that must be viewed to be fully appreciated.

The Council Tax Band is D / The EPC Rating is C

Entrance Hall

With cupboard housing consumer unit and gas and electric meters. Access to the loft which is boarded with a ladder and light.

Large Sitting/Dining Room

22'6" (max) x 13'5" max (6.86m (max) x 4.09m max)

Spacious reception room with a gas fire. This room enjoys lovely views West over the rear garden and onto St Michael's Church in the distance.



Fitted Kitchen

12'1" x 9'11" (3.70m x 3.03m)

Fitted with wall and base units and space for a cooker, dishwasher and fridge/freezer.



Conservatory

10'7" x 6'0" (3.25m x 1.84m)



Covered link between conservatory & garage

Space for a washing machine and tumble dryer. Door to;

Garage

17'7" max x 8'1" max (5.36m max x 2.48m max)

L-shaped space providing excellent storage.

Double Bedroom

10'4" x 9'9" (3.16m x 2.98m)

Double bedroom with door leading to;



En-Suite Shower Room

With corner shower, WC and basin.



Double Bedroom

12'0" x 9'7" (3.66m x 2.93m)

Bathroom

Airing cupboard with Vaillant wall mounted gas fire boiler and bath, WC and basin.



Front

Block paved driveway with parking for two cars and a front garden.

Rear Garden

Wonderful 90ft South West facing rear garden backing onto parkland. Mature planting to the boundaries.



Outbuilding

17'11" x 7'6" (5.47m x 2.3m)

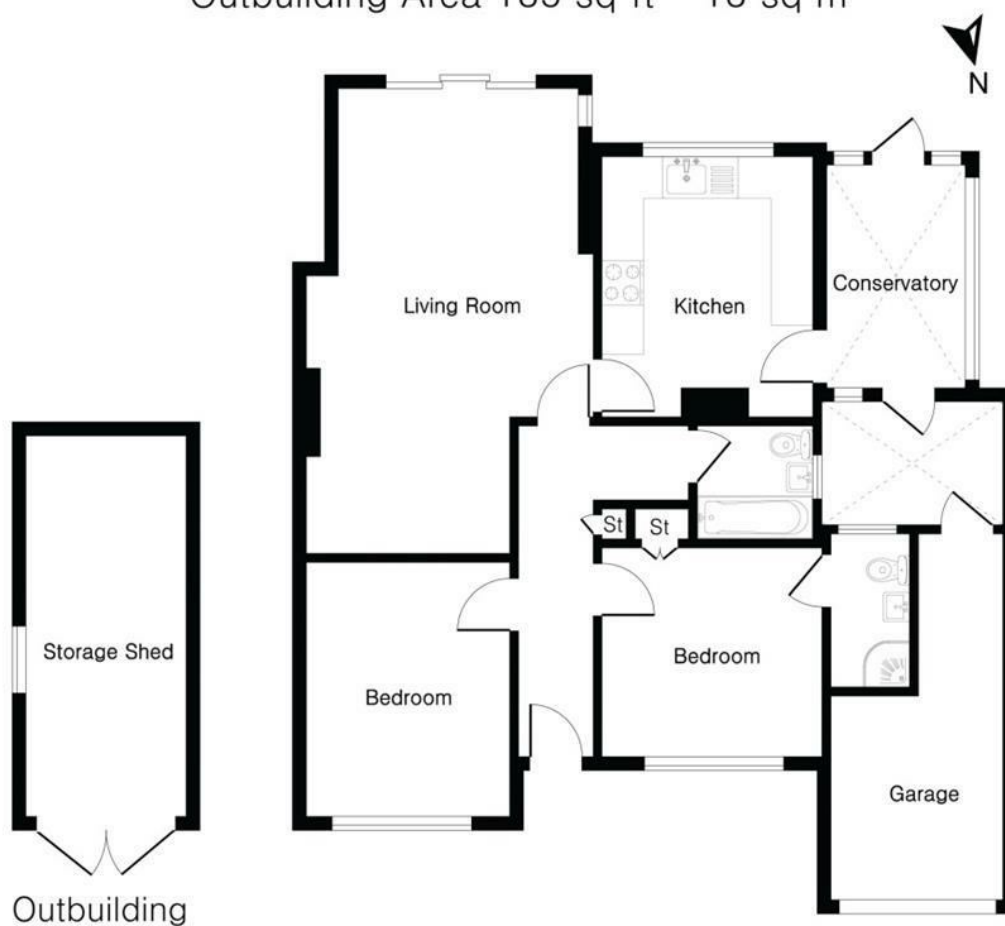
Disclaimer

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.

**Approximate Gross Internal Area 1020 sq ft - 95 sq m
(Including Garage & Excluding Outbuilding)**

Outbuilding Area 135 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

