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Established 1986

Independent Estate Agents and Valuers

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

Guide price £695,000

An attractive four bedroom detached house constructed in the late 1990's by Bovis Homes. The property has been well maintained but, would benefit from some updating.

There is a good sized corner plot with a 50' x 45' unoverlooked rear garden.

The accommodation has the benefit of gas central heating and double glazing throughout.
It comprises: Large entrance porch, entrance hall, downstairs cloakroom, bay fronted lounge with fireplace, dining room, kitchen, breakfast/utility room, master bedroom suite with en-suite dressing room and shower room, three further bedrooms and a family bathroom.

The front garden has a double-width driveway leading to a longer than average integral garage. The good sized enclosed rear garden has a paved patio, large lawn area and well stocked flower borders.

This is a sought after road of detached houses which is a short walk from several well regarded primary schools and a neighbourhood shopping centre with a Sainsburys supermarket.
The town centre and mainline railway station are about one and a half miles away.
EPC Band D. Council Tax Band F.

Relocation agent network relocation-agent-network.co.uk rightmove allAgents.co.uk The Property Ombudsman

Large Covered Porch
Outside light. Front door to:

Entrance Hall
Radiator. Stairs to the first floor. Telephone point.
Doors to lounge, kitchen and:

Downstairs Cloakroom
6'7" x 2'7" (2.011 x 0.794)
Double glazed window to the front. Low level WC. Radiator. Vanity unit wash basin. Wood effect laminate flooring.

Lounge
18'8" into bay x 11'6" (5.711 into bay x 3.527)
A spacious room which is well lit by a large double glazed window to the front aspect.
Radiator. TV point. Two wall light points. Fireplace with Adam style surround and coal effect gas fire. Wide arch leads to:

Dining Room

10'9" x 10'0" (3.289 x 3.070)
Full-width double glazed patio doors to the rear garden. Radiator. Door to:

Kitchen

13'6" x 10'9" (4.115 x 3.277)
Fitted with a range of white faced units. Integrated appliances include: AEG double oven, gas hob, extractor hood,
Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Space and plumbing for dishwasher. Breakfast bar. Six single eye level wall cupboards plus shelving. Five inset ceiling lights. Kick space heater. Ceramic tiled splashbacks to work surfaces. Wood effect laminate flooring. Space for American style fridge/freezer. Double glazed window to the rear. Arch to:

Breakfast/Utility Room
10'11" x 7'8" (3.338 x 2.339)
Fitted with matching kitchen units.
Stainless steel single drainer sink unit with cupboard below. Adjacent work surface with space for washing machine and tumble dryer below. One double and two single eye level wall cupboards. Glow-Worm wall mounted gas fired central heating boiler. Radiator. Wood effect laminate flooring. Double glazed window to the rear and part glazed door to the side. Ceramic tiled splashbacks to the work surface.

First Floor Landing
Hatch to loft space. Large double built-in storage cupboard. Built-in airing cupboard housing pre-lagged hot water cylinder.

Master Bedroom Suite
Described as three separate areas below.

Bedroom
11'6" x 10'8" (3.512 x 3.266)
Radiator. Double glazed window to the front. TV point. Arch to:

En-Suite Dressing Area
8'10" x 5'3" (2.714 x 1.614)
One double and one triple built-in Wardrobe cupboard both with full-height sliding mirror doors.
Radiator. Two inset ceiling lights. Double glazed window to the front. Door to:

En-Suite Shower Room
5'9" x 5'5" (1.770 x 1.658)
Refitted with a modern white suite and complementary porcelain tiled walls and floor.
Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Quadrant shower cubicle with hand held and overhead shower units. Chrome heated towel rail. Extractor fan. Shaver point. Large fitted mirror. Three insert ceiling lights plus one combined light/extractor.

Bedroom Two
19'2" max into bay x 8'2" (5.852 max into bay x 2.491)
A large room which is ideal for twin single beds or to have a bedroom and sitting/study area.
Radiator. Large double glazed window to the front.

Bedroom Three
12'0" x 9'4" (3.674 x 2.848)
Radiator. Double glazed window to the rear. TV point. Large double built-in wardrobe cupboard.

Bedroom Four
8'7" x 7'6" plus door recess (2.631 x 2.302 plus door recess)
Double glazed window to the rear. Radiator.

Family Bathroom
7'3" x 6'7" (2.215 x 2.015)
Fitted with a white suite.
Panel bath with fully tiled splash surround, mixer tap and shower unit, shower rail and curtain.
Pedestal wash basin. Low level WC. Extractor fan. Shaver light and point. Radiator. Wood effect laminate flooring. Double glazed window to the rear.

Rear Garden
A larger than average rear garden which measures approximately 50' x 45'.
Paved patio area and pathway. Large lawn area with flower and shrub borders. Variety of established trees. Aluminium framed greenhouse. Outside light and tap. Enclosed by 6' fencing and walls. Gated side pedestrian access to the front garden and on the other side of the house is a useful storage area.

Front Garden
Corner Plot.

Lawn area with flower border. Established shrub hedge to the front and sides.

Open aspect garden with lawn area and a double width Tarmac driveway leading to an integral garage.

Garage
19'3" x 8'2" (5.874 x 2.511)
up and over door. Light and power connected. Fitted cupboards to the rear wall of the garage.

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

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Approximate Gross Internal Area 1411 sq ft - 131 sq m
(Excluding Garage)

Ground Floor Area 685 sq ft – 64 sq m
First Floor Area 726 sq ft – 67 sq m
Garage Area 151 sq ft – 14 sq m

Ground Floor

First Floor

PINK PLAN

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.

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