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*Established 1986*

*Independent Estate Agents and Valuers*



**3, Windmill Way, Much Hadham, Hertfordshire, SG10 6BG**

**Guide price £450,000**

Sitting in an elevated position and enjoying a delightful view over the Ash Valley. A well maintained and extended three bedroom semi detached house which has gas central heating and double glazing throughout.

It comprises: Entrance porch, entrance hall, sitting room, dining room, modern fitted kitchen with integrated appliances, adjacent breakfast/family room, garden room/conservatory, two double bedrooms which are linked by a Jack and Jill' shower, a third bedroom and a bathroom.

The property stands on a good sized plot with a rear garden which is over 100' in length. There is a garage and adjacent hardstanding towards the rear of the plot. Access to these is via a service road that runs down the side. A generous road width to the front, provides convenient on-street parking for residents and visitors.

Much Hadham is a sought after village with: Primary school, Parish Church, village hall, blacksmith's forge, village pub with dining, Londis convenience store, dentists and a Health Centre.

Open farmland envelopes the village and there are many footpaths and bridle ways to explore the surrounding area.

EPC Band D. Council Tax Band D.

**Double Glazed Entrance Porch**

4'8" x 4'2" (1.431 x 1.291)

Door to:

**Entrance Hall**

Stairs to the first floor. Radiator. Door to:

**Sitting Room**

16'10" x 10'3" (5.142 x 3.149)

Double glazed window to the front aspect. Radiator. Fireplace with coal effect gas fire. TV point. Door to kitchen and double opening glazed doors to:



**Dining Room**

13'11" x 9'11" (4.252 x 3.044)

Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Door to the garden room/conservatory.



**Open Plan Kitchen/Breakfast/Family Room**

A very spacious room which is described as two separate areas below.

### Breakfast/Family Room

16'11" x 10'7" (5.159 x 3.241)

Double glazed window to the front aspect. Worcester Bosch wall mounted gas fired combination boiler. Breakfast bar on units adjoining the kitchen. Two radiators. Wood effect laminate flooring. Door to sitting room. Double opening glazed doors to the conservatory.



### Fitted Kitchen

11'9" x 11'1" (3.584 x 3.393)

Well fitted with a range of modern shaker style units and granite work surfaces with matching upstands. Integrated appliances include: Built-in oven, ceramic hob, chimney style extractor hood, fridge/freezer, dishwasher. Stainless steel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Cupboard with space and plumbing for washing machine. One corner and five single eye level wall cupboards with lighting below. Wood effect laminate flooring. Double glazed window to the front aspect. Door to the conservatory.



### **Garden Room/Conservatory**

12'4" x 10'5" (3.781 x 3.196)

Double glazed windows to the rear aspect which include patio doors leading to the rear garden. Radiator. Light and power connected. Polycarbonate roof. Deep built-in storage cupboard.



### **First Floor Landing**

Double glazed window to the rear aspect. Hatch and retractable ladder to fully boarded loft space which has a light connected.

### **Bedroom One**

13'7" x 9'11" (4.151 x 3.025)

Double glazed window to the front aspect. Radiator. Double fitted wardrobe cupboard with full-height sliding doors. Door to:



### **Jack & Jill Shower**

4'4" x 3'6" (1.336 x 1.067)

Located between bedrooms one and two with doors to both.

A mixture of shower board and tiling. Mira shower unit. Inset ceiling light/extractor fan.

**Bedroom Two**

10'10" x 10'0" (3.325 x 3.051)

Double glazed windows to front and side aspects. Radiator. Triple fitted wardrobe cupboard with full-height sliding mirror doors.



**Bedroom Three**

10'6" max x 6'8" (3.204 max x 2.047)

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



**Bathroom**

7'8" x 5'8" (2.355 x 1.731)

Double glazed window to the rear aspect. Ceramic tiled floor with underfloor heating. Pedestal wash basin. Low level WC. Panel bath with mixer tap and shower attachment.



**Rear Garden**

A good sized garden which is over 100' in length and enclosed by fencing on all aspects.

Full-width paved patio runs across the rear of the house. Lawn area with flower and shrub borders.

To the rear of the plot is a detached garage which requires some attention, Adjacent to that is a hardstanding for one car, and beyond that, there is room for a kitchen garden area.



**Rear Garden**



### **Garage**

16'0" x 9'9" (4.896 x 2.973)

Double opening doors.

### **Service Road Access To Garage**



### **Front Garden**

Ornate gravel area. Path leads to the front door. Flower and shrub borders. Outside tap.

### **On-Street Parking**

This property is located at the top end of Windmill Way which is best approached via Station Road. It is a wide section of road with plenty of room to park.

### **View Across Windmill Way & Ash Valley**



### **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.

### **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.

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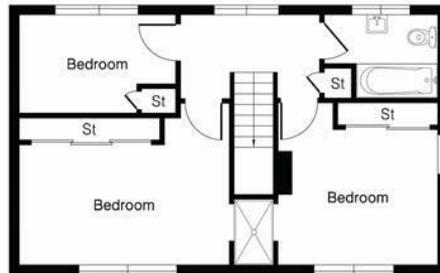
Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. 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 1300 sq ft - 121 sq m  
(Excluding Garage)**

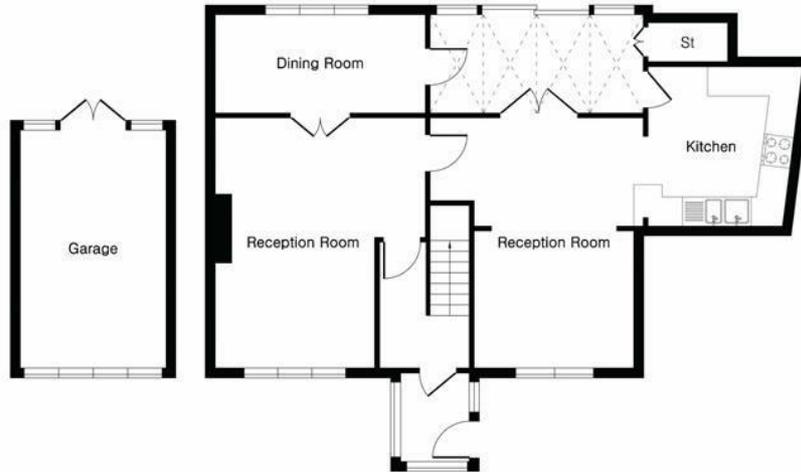
Ground Floor Area 828 sq ft – 77 sq m

First Floor Area 472 sq ft – 44 sq m

Garage Area 156 sq ft – 15 sq m



First Floor



Garage

Ground Floor



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.

