

**3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU**

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& COMPANY**

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*Established 1986*

*Independent Estate Agents and Valuers*



**7, Chickney Road, Henham nr Bishop's Stortford, Herts, CM22 6BE**

**Guide price £875,000**

A superbly presented and much improved detached house which stands on a generous plot in a non-estate location on the western outskirts of this sought after Essex village.

The accommodation is very spaciouly arranged and is in tip-top condition throughout. There is gas central heating and new double glazing was installed in 2018.

This impressive property comprises: Entrance hall, utility room, downstairs cloakroom, dual aspect sitting room with fireplace, study/fourth bedroom, magnificent open plan kitchen/dining/family room with a large and well fitted kitchen, a part vaulted ceiling and full-width picture windows and doors making the most of the lovely rear garden and farmland views. The first floor has a master bedroom suite consisting of a bedroom, dressing area and en-suite shower room. In addition to this are two generously proportioned double bedrooms and a family bathroom.

The rear garden is approximately 130' in length and has extensive patio and lawn areas. The front garden is set behind an established hedge and is approximately 55' x 50'. The driveway has parking for four cars and leads to a double garage which has a remote control door and direct access into the house as well as a very useful workshop to the rear of the garage.

The property is within walking distance of the Parish Church, popular public house/restaurant, village shop, primary school, village green and the famous duck ponds. As you can see from the aerial photos, it is surrounded by open countryside which offers some picturesque rural walks. There is a mainline railway station at nearby Elsenham which also has a handy Tesco Express supermarket.

EPC Pending. Council Tax Band F.

### **Covered Porch**

Quarry tiled step. outside light. Front door to:

### **Entrance Hall**

Stairs to the first floor. Engineered oak flooring. Antique style radiator. Understairs recess. Doors to utility and cloakroom, Sitting room, study/bedroom four and:



### **Magnificent Open Plan Kitchen/dining/Family Room**

This fantastic feature is described as two separate areas below.

#### **Fitted Kitchen**

18'8" x 11'11" (5.706 x 3.651)

Fitted with an extensive range of Howdens dusk blue shaker style units and stylish white marble worktops with matching upstands.

Integrated appliances include: Ceramic hob, cooker extractor hood, two Bosch stainless steel ovens, and a Bosch dishwasher. Inset one and a half bowl sink units with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Matching island unit with breakfast bar, cupboards and drawers.

Double glass fronted display unit with integrated lighting. Eye level wall cupboards with integrated lighting and lighting below. Eight inset ceiling lights. Feature vertical radiator. Engineered oak flooring. Double glazed window to the side aspect. Space for upright fridge/freezer. Full-height broom cupboard.



### Dining Area & Family Room

22'3" x 12'7" (6.786 x 3.855)

A large room with a vaulted ceiling which incorporates three Velux double glazed skylight windows.

This room is further enhanced by a range of full-width double glazed picture windows and doors.

Engineered oak flooring with underfloor heating. TV point. Twelve inset ceiling lights.



### Further Views Of The Room



### Sitting Room

22'6" x 13'3" max (6.867 x 4.060 max)

A spacious and well lit room with double glazed windows to the front and side aspects. Two antique style radiators. Two wall light points. TV point. Fireplace with wooden bressumer and remote controlled gas fired 'wood burning' stove.



### Study/Bedroom Four

10'1" x 9'0" (3.098 x 2.750)

Antique style radiator. Stolen light window which overlooks the dining/family room.

### Utility Room

12'3" x 7'10" max (3.757 x 2.399 max)

Ceramic tiled floor. Radiator. Stainless steel single drainer sink unit with mixer tap and cupboard below. Space and plumbing for washing machine. Space for tumble dryer. Cloaks hanging area. Four inset ceiling lights. Doors to garage and:



### Downstairs Cloakroom

7'9" x 3'8" (2.365 x 1.121)

Fitted with a contemporary white suite . Countertop vanity wash basin with mixer tap and drawers below. Low level WC. Radiator. Ceramic tiled floor. Extractor fan. Two inset ceiling lights. Double glazed window to the rear aspect.



### First Floor Landing

Radiator. Hatch to loft space. Built-in cupboard.



### Master Bedroom Suite

23'8" max x 16'3" max (7.215 max x 4.964 max)

A large suite of three areas which are described below.

#### Bedroom One

16'3" max x 11'11" (4.964 max x 3.655)

Double glazed windows to front and rear. Two radiators.



#### Dressing Area

11'1" x 9'9" into wardrobes (3.387 x 2.989 into wardrobes)

Two large built-in wardrobes with full-height sliding doors. Door to en-suite shower room and opening to the bedroom.



### En-Suite Shower Room

8'1" x 5'8" (2.474 x 1.743)

Fitted with a modern white suite and part tiled walls. Double-width shower cubicle with hand held and overhead shower units, fully tiled surround and screen. Wall mounted wash basin with mixer tap and drawers below. WC with concealed cistern. Radiator. Extractor fan. Three inset ceiling lights. Double glazed window to the front aspect.



### Bedroom Two

17'10" x 9'11" max (5.451 x 3.042 max)

Double glazed window to the front. Radiator. Two eaves storage cupboards. Built-in airing cupboard housing pre-lagged hot water cylinder and Worcester Bosch gas fired central heating boiler.

N.B. There is restricted head height at both ends of this room.



### Bedroom Three

13'10" x 8'11" (4.239 x 2.737)

Double glazed window to the rear aspect. Radiator. Double bed recess with built-in cupboards on either side.



### Family Bathroom

6'9" x 5'9" (2.071 x 1.777)

Fitted with a contemporary white suite with complementary fittings and tiling.

Wall mounted semi-pedestal wash basin with mixer tap. Low level WC. Panel bath with wall mounted mixer tap, hand shower attachment and a fully tiled splash surround.

Wood effect laminate flooring. Radiator. Four inset ceiling lights. Wall mounted cabinet. Double glazed window to the side aspect.



### Rear Garden

A lovely rear garden which is approximately 130' in length and backs onto open farmland with superb rural views.

Full-width granite paved patio area immediately to the rear of the house. Large lawn area with various mature shrubs and trees. Two raised flower beds. Rockery. Semi-circular flower bed. Outside tap and lighting. Gated pedestrian access to both sides of the house. Door to the workshop.



### Double Garage

17'2" x 15'4" (5.241 x 4.679)

Remote controlled roller garage door. Light and power connected. Doors to the utility room and:

### Workshop

11'4" x 8'8" (3.474 x 2.645)

Light and power connected. Double glazed window and door to the rear aspect. Various fitted units. N.B. This room could easily be converted to provide further accommodation, if required.

### **Front Garden**

A very good sized area of garden measuring approximately 50' x 55'

Enclosed by established hedges on all three aspects.

Resin driveway provides off-road parking for four cars and leads to the garage. Charging point for an electric vehicle.

Lawn area with shrub borders and a circular flower bed. Outside lighting.



### **Rear Views Of The House**



Views To The Rear



## Aerial Photos



## 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)

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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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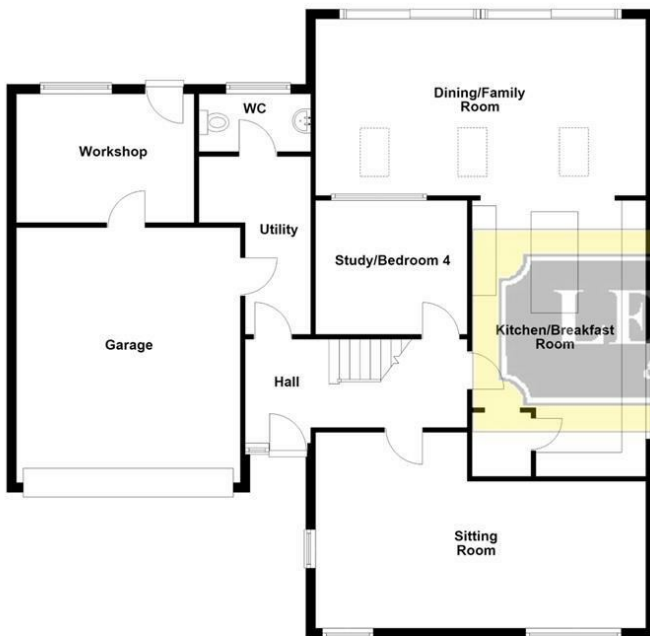
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a survey, nor 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



APPROX GROSS INTERNAL FLOOR AREA 2090 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE