

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



1, Badgers, Bishop's Stortford, Herts, CM23 4ES

Guide price £585,000

BEING OFFERED AS A CHAIN FREE SALE. VIEWINGS TO COMMENCE FROM MONDAY 27/7/26.

A very spacious four bedroom detached house which has gas central heating and double glazing throughout. Although it has been well maintained, it does require updating.

The property stands on a large corner plot which offers scope to extend. It comprises: Large entrance porch, entrance hall, downstairs cloakroom, sitting room, dining room, kitchen/breakfast room, master bedroom with en-suite bathroom, two further double bedrooms, a single bedroom and a family bathroom.

The front garden measures approximately 45' x 45' and has driveway parking for at least four cars in front of a double garage. The rear garden is at least 75' wide and approximately 40' deep. It is very private. There is a small area of garden to the left hand side of the house which could be useful for extending, if required.

This is a very popular road of detached houses which is only a short walk from several good primary schools and the Thorley Park Neighbourhood Centre which has: Sainsburys Supermarket, Post Office, fish and chip shop, cafe, Chinese restaurant, doctors and dental surgeries, other very useful shops and Busy Bees Day Nursery. It is close to areas of parkland and approximately a mile from the town centre and mainline railway station which is on the Cambridge to Liverpool St. line.

EPC Rating D. Council Tax Band E.

Front Door To:

Double Glazed Entrance Porch

10'10" x 4'11" (3.311 x 1.506)

Ceramic tiled floor. Two inset ceiling lights. Door to:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Radiator.

Doors to Sitting room, kitchen and:

Downstairs Cloakroom

6'1" x 2'9" (1.855 x 0.862)

Wall mounted wash basin. Low level WC. Radiator. Double glazed window to the front aspect. Fully tiled walls. Extractor fan.

Sitting Room

16'11" x 11'5" (5.168 x 3.494)

Large double glazed window to the front aspect. Radiator. TV point. Adam style fireplace with modern electric fire. Four wall light points.

Double opening glazed doors to:



Dining Room

12'10" x 8'11" (3.926 x 2.738)

Radiator. Double glazed sliding patio doors to the rear garden. Glazed door to:



Kitchen/Breakfast Room

14'1" x 10'6" (4.317 x 3.211)

Fitted with a range of limed oak units and granite effect work surfaces which incorporate: dishwasher, washing machine, fridge/freezer, double oven and ceramic hob with extractor hood over.

White single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Extensive range of adjacent work surfaces with cupboards and drawers below.

Spaces for table and tumble dryer. Recess for microwave with cupboards above and below. Two double and three single eye level wall cupboards. Cupboard housing wall mounted gas fired central heating boiler. Radiator. Door to entrance hall. Double glazed window and door to the rear aspect.



First Floor Landing

Radiator. Hatch to loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

11'0" x 11'0" (3.377 x 3.368)

One double and two single fitted wardrobe cupboards. Double bed recess with twin bedside cabinets and cupboards over. Matching dressing table unit. Radiator. Double glazed window to the rear aspect Door to:



En-Suite Bathroom

7'0" x 5'5" (2.138 x 1.675)

Fully tiled walls. Pedestal wash basin. Panel bath with mixer tap and shower attachment. Low level WC. Radiator. Double glazed window to the rear aspect.



Bedroom Two

11'2" x 9'4" (3.407 x 2.858)

Radiator. Double glazed window to the rear aspect.



Bedroom Three

9'10" x 9'5" (3.018 x 2.873)

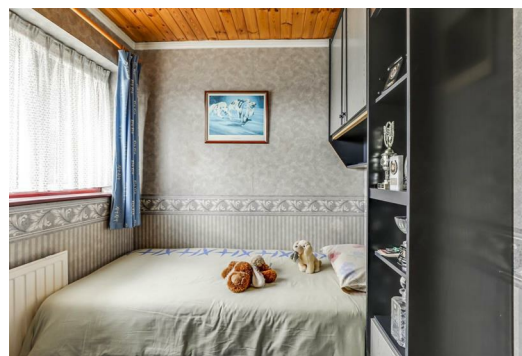
Radiator. Double glazed window to the front aspect. Fitted wardrobe cupboards. Panelled ceiling with four inset ceiling lights.



Bedroom Four

7'11" x 6'7" (2.431 x 2.016)

Radiator. Double glazed window to the front aspect.



Family Bathroom

6'11" x 6'8" (2.109 x 2.043)

Fully tiled walls. Vanity unit wash basin with mixer tap. Adjacent WC with concealed cistern. Panel bath with glazed shower screen, mixer tap and Triton shower unit. Chrome heated towel rail. Ceramic tiled floor. Two inset ceiling lights. Double glazed window to the side aspect.



Rear Garden

This very private garden measures approximately 40' in depth by 75' in width. There is an additional area of garden to the left hand side of the house which could be used to extend the house.

Large 'L' shaped paved patio area immediately to the rear of the house. Wide lawn area with abundantly stocked shrub borders. Outside tap and light. 6' fence to one side and established hedges to the other boundaries. Various conifers. Second paved patio area to the rear of the garden. Door to the garage.



Front Garden

The property stands on a corner plot and there is a good sized front garden which measures approximately 45' x 45'.

The garden is well screened by established hedges on all aspects.

Lawn area. Raised flower bed set in a dwarf retaining wall.

Double-width driveway provides off-road parking for at least four cars and leads to:

Double Garage

17'11" x 13'8" (5.480 x 4.170)

Up and over door. Light and power connected. Door to the rear garden.

Rear View Of house



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

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.

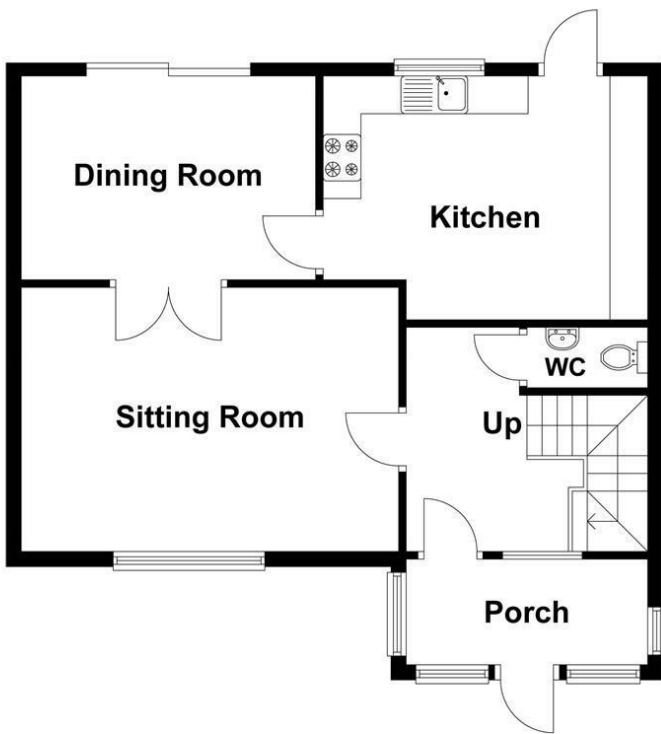
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

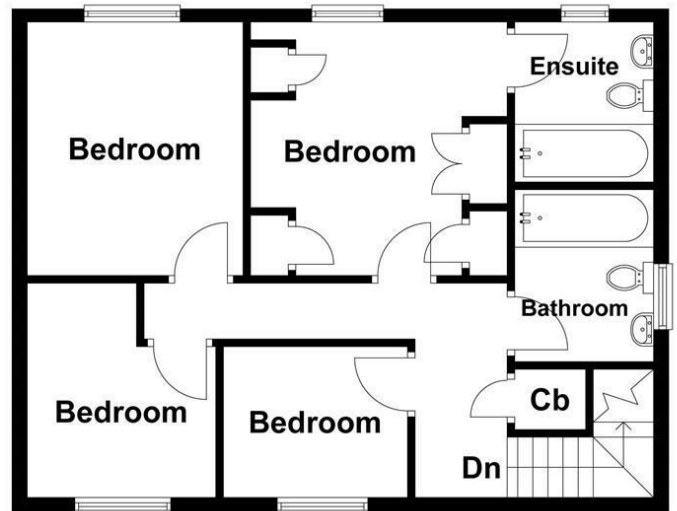
Disclaimer

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. 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 109.40 SQM (1177.57 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE