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







42, Thornbera Road, Bishop's Stortford, Hertfordshire, CM23 3NL

Guide price £425,000

CHAIN FREE SALE

Popular central town location within a short walk of excellent schooling, the mainline train station and town centre.

This beautifully presented and extended family home offers fantastic accommodation over two levels. On the ground floor there is a large 23ft sitting room with a feature bay window, an impressive refitted kitchen/dining room with AEG integrated appliances, a WC, separate utility and double bedroom/study. On the first floor there are three double bedrooms with a refitted en-suite shower room to bedroom two and a family bathroom.

Outside, there is a wonderful split level rear garden extending to approximately 60ft backing onto woodland. To the front there is driveway parking for two cars.

EPC Band D - Council Tax Band D

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

Entrance Hall
With doors to sitting room, bedroom four/study. Stairs rising to first floor;

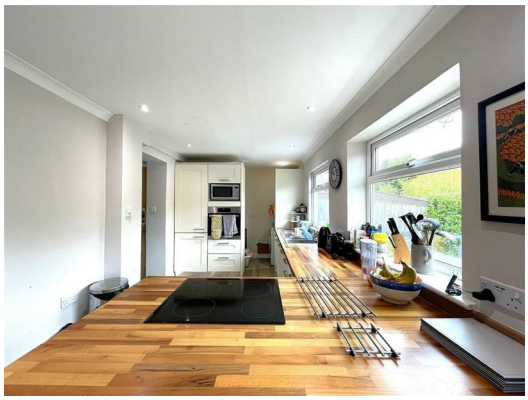
Large Sitting Room
23'1" (max into bay) x 11'8" max (7.04m (max into bay) x 3.56m max)
Large and bright room with fireplace and electric fire, large double glazed bay window to the front, ceiling spotlights, radiator and large storage cupboard. Opening through to;





Impressive Kitchen/Dining Room
24'0" max x 8'0" max (7.32m max x 2.46m max)
Recently refitted kitchen with Karndean flooring, excellent range of wall and base level units, AEG integrated appliances including electric oven and hob, fridge/freezer and dishwasher. There is a utility area within this room which has space and plumbing for a washing machine. There are double glazed windows and a door to the garden on the rear aspect. Radiator and ceiling spotlights. Arch to:





Inner Lobby
Ceramic tiled floor. Heated towel rail/radiator. Doors to utility room and:

Ground Floor Cloakroom
4'9" x 2'11" (1.470 x 0.905)
With sink vanity unit, WC and ceiling light. Tiled floor.

Utility Room
7'11" x 5'10" (2.43m x 1.78m)
With door leading from the inner lobby and another leading to bedroom 4/study.

This room has potential to be an en-suite for bedroom 4 but currently offers space for a fridge/freezer and tumble dryer. Ceramic tiled floor.

Bedroom Four/Study
9'5"x x 7'9" (2.88mx x 2.37m)
Double glazed window to front, radiator and ceiling light.

First Floor Landing
Access to loft space and doors to three bedrooms and shower room.

Bedroom 1
14'11" into wardrobes x 9'8" (4.565 into wardrobes x 2.95)
Extensive range of fitted wardrobe cupboards to one wall, part of which houses Worcester gas fired boiler (approximately 5 years old), double glazed window to front, radiator and ceiling light. Bulkhead storage/wardrobe cupboard.



Bedroom 2
13'8" x 8'0" (4.19m x 2.46m)
Double glazed window to front, radiator and wall mounted air conditioning unit. Door to:



En-Suite Shower Room
7'7" x 5'1" (2.33 x 1.55)
Corner shower unit with wall mounted shower and mixer tap, WC, vanity basin, heated towel rail, double glazed window to rear.

Bedroom 3
9'9" x 9'1" (2.98m x 2.79m)
Double glazed window to rear, radiator and airing cupboard housing hot water cylinder.



Shower Room
5'6" x 5'3" (1.694 x 1.606)
Double width shower unit with wall mounted Triton power shower, sink, WC, heated towel rail and double glazed window to rear.



Rear Garden
Large rear garden extending to approximately 60ft and backing a small wooded area with a park beyond that.

Large decked patio area immediately to the rear of the house. Steps lead down to a large split level lawn area which is nice and private and has mature hedging and trees. There is a gate in the rear boundary fence providing direct access to the park which is ideal for dog walking.





Front Garden
There is a block paved driveway providing off road parking for two cars.

Further Views Of Garden

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.

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.

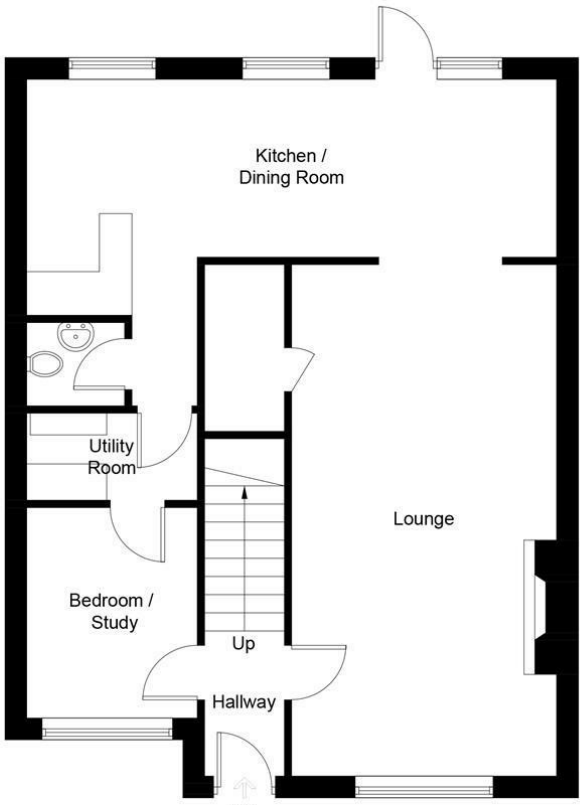
FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

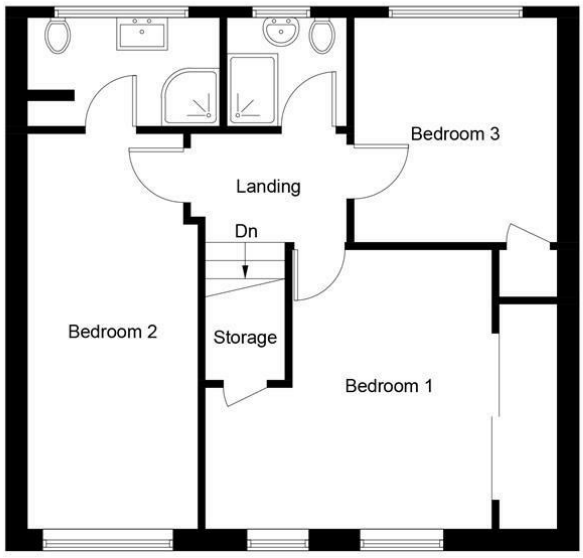
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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

Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1033234)