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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



**79, Cavell Drive, Bishop's Stortford, Herts, CM23 5PX**

**Guide price £475,000**

Beautifully presented four-bedroom family home, ideally positioned just a 10-minute walk from the train station and within easy reach of highly regarded primary and secondary schools. Lovingly modernised by the current owners, the property features a stylish refitted kitchen/breakfast room complete with integrated appliances and a water softener, elegant engineered wood flooring throughout the ground floor and principal bedroom, and bespoke Sharps fitted wardrobes. A new Viessmann gas fired boiler was installed in 2023.

Offering generous and versatile accommodation, this home includes two welcoming reception rooms, four well-proportioned bedrooms and two bath/shower rooms. Outside, there is a South facing garden with convenient rear access leading to the private parking space. This home is perfect for modern family living, combining space, style and a convenient location.

The Council Tax Band is F / The EPC rating is C

### **Entrance Hall**

Impressive entrance hall with stairs to the first floor and doors to all ground floor rooms.



### **Dining Room**

17'5" (into bay) x 10'2" (5.33m (into bay) x 3.10m)  
Large reception room with bay window to the front.



### **Ground Floor Cloakroom**

Radiator, WC & basin.

### **Stylish Kitchen/Breakfast Room**

14'7" x 12'0" (4.45m x 3.67m)

Refitted high quality kitchen with windows to the rear and door opening onto the garden. The kitchen includes;

- Full height fridge/freezer
- Dishwasher
- Neff double oven
- Induction hob with extractor over
- Water softener
- Space for washing machine
- Fitted wall and base units
- Wall mounted gas fired Viessman boiler installed in 2023 and serviced annually since. The boiler benefits from the remainder of the 10 year warranty.



### **First Floor Landing**

Doors to sitting room and principle bedroom. Stairs to second floor.



**Bedroom 1**

12'8" (to wardrobes) x 10'4" (3.87m (to wardrobes) x 3.15m)  
Large double bedroom with Sharps bespoke fitted wardrobes.



**En-Suite Shower Room**

Fitted with double shower, vanity unit with basin, heated towel rail and WC.



### Sitting Room

14'8" max x 14'6" max (4.48m max x 4.43m max)

Large and bright L-shaped reception room with double doors opening onto a balcony.



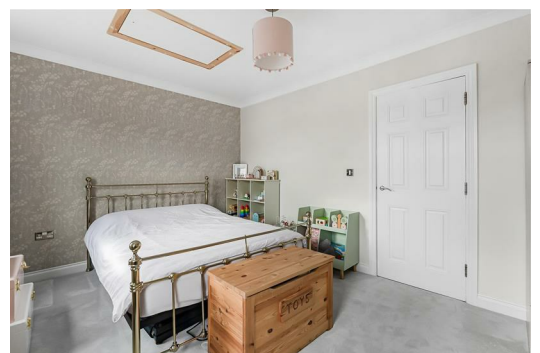
### Second Floor Landing

Doors to all rooms and airing cupboard with hot water cylinder.

### Bedroom 2

14'7" x 10'4" (4.45m x 3.16m)

Large double bedroom with access to the loft space via an enlarged hatch. The loft is mostly boarded and has a fitted ladder, light and power.



**Bathroom**

Fully tiled with bath and shower over, fitted screen, vanity unit with basin, heated towel rail and WC.



**Bedroom 3**

13'1" x 7'7" (3.99m x 2.32m)

Double bedroom.



**Bedroom 4**

9'11" x 6'7" (3.04m x 2.03m)

Spacious bedroom currently utilised as an office/music room.



### **Rear Garden**

The rear garden is South facing and includes a shed. There is gated rear access which leads to the private parking space.



### **Estate Charges**

There is an annual ground rental charge of £20.00

There is a twice yearly estate charge of £200.00

### **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.

### **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.

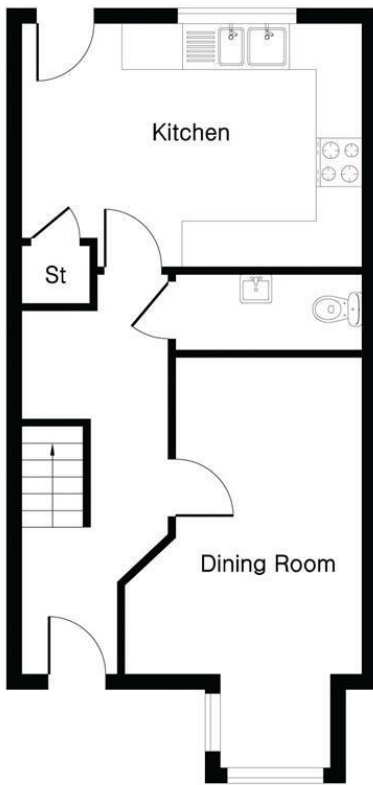
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

**Approximate Gross Internal Area 1339 sq ft - 124 sq m**

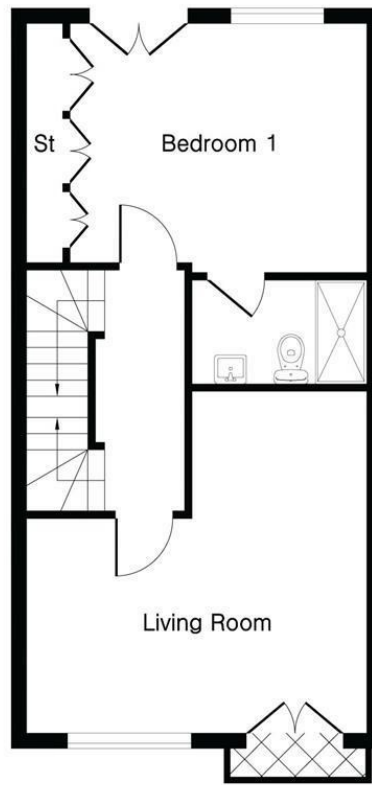
Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 445 sq ft – 41 sq m

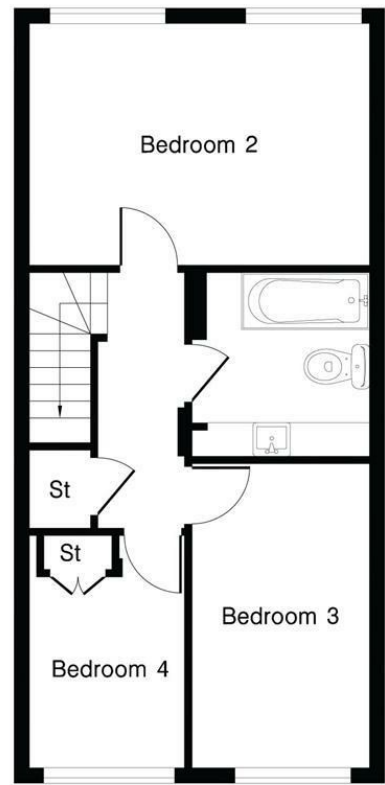
Second Floor Area 467 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor