

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



**20 Ploughmans Close, St Michaels Mead, Bishop's Stortford,
Hertfordshire, CM23 4FS
£375,000**

An extremely well maintained three bedroom detached house which has gas central heating and double glazing.

The accommodation comprises: Entrance hall, downstairs cloakroom, lounge, dining room, refitted kitchen with built-in appliances, master bedroom with en-suite shower room, two further really good sized bedrooms and a family bathroom.

The rear garden is very private and measures approximately 40' in length. There is driveway parking for one car plus an integral single garage.

The property is located in popular area not far from a country park on the south-western outskirts of town. There are two primary schools which are within easy walking distance. The town centre and mainline railway station are about one and a half miles away.
EPC pending.

Front Door to

Entrance Hall

Coving to ceiling. Karndean flooring. Doors to lounge and

Downstairs Cloakroom

Fitted with a white suite.

Low level WC. Wall mounted wash basin with tiled splashback. Radiator. Karndean flooring. Double glazed window.

Lounge

14'6" x 14'8" into stair recess (4.42m x 4.47m into stair recess)

Coving to ceiling. Radiator. TV and telephone points. Double glazed window. Stairs to the first floor. Understairs storage cupboard door to



Dining Room

9'9" x 8' (2.97m x 2.44m)

Coving to ceiling. Radiator. Karndean wood effect flooring. Double glazed sliding patio doors to the rear garden. Arch to



Refitted Kitchen

9'9" x 6'3" (2.97m x 1.91m)

Well fitted with an extensive range of matt white 'soft close' units and granite effect work surfaces which incorporate: Neff stainless steel double oven, ceramic induction hob, stainless steel chimney extractor hood and integrated fridge/freezer. Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing gas fired central heating boiler. Six single eye level wall cupboards with lighting below. Space and plumbing for dishwasher. Full-height pull-out larder cupboard. Six inset ceiling lights. Double glazed window. Karndean wood effect flooring.



First Floor Landing

Hatch to loft space.

Bedroom One

11'5" x 11'3" max (3.48m x 3.43m max)

Radiator. Double glazed window. Built-in airing cupboard housing pre-lagged hot water cylinder. Door to



En-Suite Shower Room

6'2" x 5'6" (1.88m x 1.68m)

Fitted with a white suite.

Shower cubicle with Triton shower unit. WC with concealed cistern. Wall mounted wash basin with tiled splashback. Radiator. Shaver point. Extractor fan. Double glazed window. Karndean flooring.



Bedroom Two

17'7" x 8'3" (5.36m x 2.51m)

Radiator. Velux double glazed windows to the front and rear.



Bedroom Three

12'10" x 7'10" (3.91m x 2.39m)

Radiator. Double glazed window.

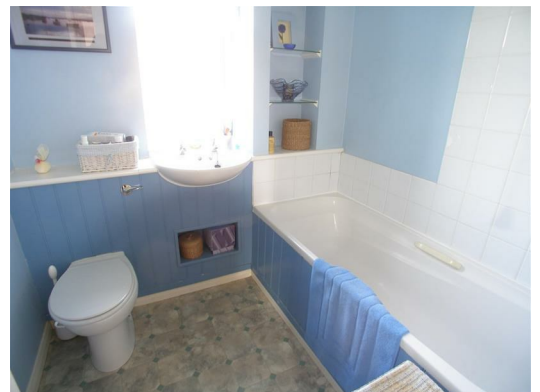


Family Bathroom

6'5" x 5'4" (1.96m x 1.63m)

Fitted with a white suite.

Panel bath with mixer tap, shower attachment, tiled splash surround, shower rail and curtain. Wall mounted wash basin. WC with concealed cistern. Radiator. Extractor fan. Shaver point. Shelved display niche with lighting. Arched double glazed window.



Rear Garden

Approximately 40' in length.

Full-width paved patio area. Lawn area. Well stocked flower and shrub borders. 6' fencing on all three aspects. Outside light and tap. Flowering cherry tree. Door to the garage.



Front Garden

The property is located on a corner plot and the garden extends to one side of the house.

Established hedges. Lawn area. Paved pathway to the front door. Outside light. Tarmac driveway leads to the integral garage.

Garage

Up and over door. Light and power connected. Space and plumbing for washing machine. Space for tumble dryer. Door to the rear garden.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.

