

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

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2 Hall Close, Henham, Bishop's Stortford, Herts, CM22 6AU

Guide price £525,000

This property is tucked away, close to the centre of the village, down a small private road shared with five other detached houses, enjoying views over open land to the front and rear. It is ideally located, being within walking distance of the village school, local shop, public house and church.

This attractive detached property offers very spacious versatile accommodation with scope for further extension, if required. It has the benefit of gas fired central heating and part double glazing. It comprises:: An impressive 'L' shaped entrance hall, large 'L' shaped lounge/dining room, double glazed conservatory, dining room/office with feature inglenook style fireplace, study with fitted book shelves, spacious kitchen/breakfast room, utility room, downstairs cloakroom, enormous master bedroom with view over a meadow, two further double bedrooms and a modern luxury bathroom. The property stands on a good sized established plot which backs onto a meadow. The 70' x 65' rear garden is extremely well tended. This garden extends to one side of the house where there is a private patio area. The front garden is enclosed by a beech hedge and the gravel driveway provides off-road parking for at least four cars. There is a large double detached garage with mezanine storage area. EPC Band E.

Covered Porch

Front door to

Entrance Hall

16'10" x 15'5" (5.13m x 4.70m)

A large 'L' shaped entrance hall which is well lit by multi-paned windows to the front aspect.

Wooden flooring. Stairs to the first floor. Radiator. Coving to ceiling. Telephone point. Understairs recess. Double opening glazed doors to the dining room/office. Doors to the kitchen, study and lounge/dining room.



Lounge/Dining Room

20'4" x 18'3" max (6.20m x 5.56m max)

A large 'L' shaped reception room which is well lit by a double glazed flank window and patio doors which lead to the conservatory.

Coving to ceiling. Radiator. Two wall light points. TV and satellite points. Wooden flooring. Arched serving hatch to the kitchen in the dining area.



Conservatory

12' x 11'2" (3.66m x 3.40m)

Double glazed windows on three aspects. Vaulted Polycarbonate roof with light/fan unit. Ceramic tiled floor. Two wall light points. Two sets of French doors leading to the rear garden.



Dining Room/Office

17'5" x 8'6" (5.31m x 2.59m)

Featuring an attractive mock inglenook fireplace with redbrick surround, wooden bressumer and tiled hearth.

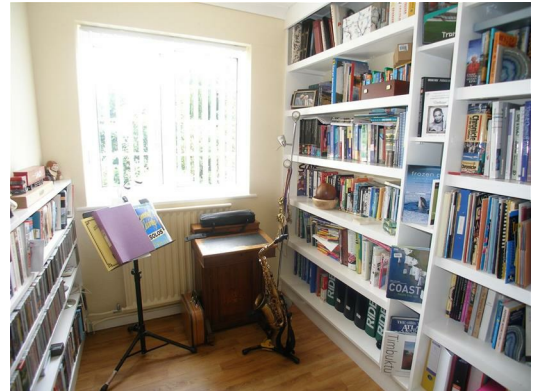
Three wall light points. Coving to ceiling. Radiator. Multi-paned bay window to the front aspect. Telephone point. Wood effect laminated flooring.



Study

8'11" x 7' (2.72m x 2.13m)

Coving to ceiling. Radiator. Double glazed flank window. Extensive range of fitted book shelves to two walls.



Kitchen/Breakfast Room

16'1" x 10'2" (4.90m x 3.10m)

Fitted with a range of Shaker style units which incorporate: Double oven, ceramic hob and extractor hood.

Double inset sink unit with mixer tap, drinking water tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing plumbed in water softener. Three full height storage cupboards. Plumbing for dishwasher. Radiator. Five inset ceiling lights. One double and six single eye level wall cupboards. Ceramic tiled floor. Space for table. Ceramic tiled splashbacks to work surfaces. Coving to ceiling. Double glazed window. Shelved display niche. Door to



Utility Room

6'3" x 5' (1.91m x 1.52m)

Ceramic tiled floor. Built-in shelved storage cupboard. Plumbing for washing machine. Double glazed window. Door to the rear garden. Door to



Downstairs Cloakroom

Fitted with a white suite.

Pedestal wash basin. Low level WC. Radiator. Wall mounted gas fired central heating boiler. Ceramic tiled floor. Fully tiled walls. Cupboard housing meters and fuse box.

First Floor Landing

Double built-in airing cupboard housing pre-lagged hot water cylinder. Hatch to loft space. Double glazed flank window.

Bedroom One

21'3" x 10'8" (6.48m x 3.25m)

An enormous master bedroom which is well lit by three double glazed multi-paned windows to the front elevation. Extensive range of fitted and built-in wardrobe cupboards to one wall. Two radiators. Coving to ceiling. Two wall light points. TV point.



View From Bedroom One



Bedroom Two

12' x 10' plus recess (3.66m x 3.05m plus recess)

Window overlooking the rear garden with view over meadow beyond.

Radiator. Coving to ceiling. Double glazed window. Double built-in wardrobe cupboard.

N.B. The measurement excludes the wardrobe recess.



View From Bedroom Two



Bedroom Three

11'2" x 10'2" (3.40m x 3.10m)

Radiator. Double glazed window. Built-in wardrobe cupboard.
N.B. The measurement excludes the wardrobe recess.



Luxury Bathroom

7'10" x 6'8" (2.39m x 2.03m)

Refitted with a modern white suite, complementary fully tiled walls and ceramic tiled floor with underfloor heating. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with fully tiled splash surround, mixer tap, separate shower unit and glazed folding shower screen. Chrome heated towel rail/radiator. Coving to ceiling. Inset ceiling light/fan. Double glazed window to the rear.



Rear Garden

An extremely well tended rear garden which measures approximately 70' x 65'.

The garden backs onto a meadow and is enclosed by hedges and fencing.

Large lawn area with well stocked island flower beds and shaped borders. Gravel patio area and pathways. Flower bed in dwarf brick wall. Outside tap. Garden shed. Pergola/arch with Clematis. Outside lighting. Side pedestrian access where there is a door to garage, leads to the front garden.

On the other side of the house is a further area of garden.



Side Garden

Crazy paved patio area with flower border. Outside light. Rockery. Gravel area and path leading to the front garden.



Front Garden

The property has a 75' road frontage. Enclosed by a beech hedge to the front. Ornate gravel area with inset plants and well stocked borders. Rockery. Double width driveway with parking for four cars leads to the double garage.



Double Garage

21'3" x 17'5" (6.48m x 5.31m)

Double up and over door. Light and power connected. Two side doors to the garden. Useful mezzanine storage area. Fitted work bench. Window to the rear aspect.

Village Church

Henham Church is only a few minutes walk away



The Cock Pub

This popular establishment is located opposite the church on the northern edge of the village.



Famous Duck Ponds

Henham is renowned for its group of duck ponds that run along the High Street.



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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 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.

