

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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**42 The Brambles, Bishop's Gate, Bishop's Stortford, Hertfordshire,
CM23 4PX
£335,000**

An immaculate three bedroom semi detached house which has gas central heating and double glazing throughout.

The property has been much improved in recent years and comprises: Entrance hall, downstairs cloakroom, sitting room, dining room, modern kitchen which was refitted in 2014, three well proportioned bedrooms and a modern bathroom with a white suite.

The well maintained south facing rear garden is approximately 33' in length and features two patio areas. The front garden has a long Tarmac driveway which can park up to three cars as well as a single garage with light and power connected.

The property is located in a pretty cul-de-sac of similar properties and is a short walk from Manor Fields primary school and the neighbourhood shopping centre in Thorley Park. The town centre and mainline railway station are just over one and a half miles away. EPC Band D.

Double glazed front door to

Entrance Hall

Radiator. Stairs to the first floor. Wood effect laminated flooring. Double glazed window. Coving to ceiling. Hatch to small loft space. Doors to sitting room and

Downstairs Cloakroom

Fitted with a modern white suite.

Vanity unit wash basin with mixer tap, tiled splashback and cupboard below. WC with concealed cistern. Shaver light and point. Radiator. Ceramic tiled floor. Double glazed window.

Sitting Room

16'3" x 9'9" (4.95m x 2.97m)

Radiator. Coving to ceiling. Radiator. TV point. Double glazed window. Wood effect laminated flooring. Large understairs storage cupboard. Arch to



Dining Room

9' x 7'10" (2.74m x 2.39m)

Radiator. Coving to ceiling. Wood effect laminated flooring. Double glazed window and French doors to the rear garden. Door to



Refitted Kitchen

10'1" x 7'9" (3.07m x 2.36m)

Refitted in 2014 with an extensive range of modern gloss white 'soft close' units and wood effect work surfaces which incorporate: Stainless steel double oven, gas hob, dishwasher and stainless steel chimney style extractor hood.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Cupboard housing Ideal gas fired central heating boiler which was installed in 2014. One corner, two double and three single eye level wall cupboards with lighting below. Wine rack. Ceramic tiled splashbacks to work surfaces. Space for upright fridge/freezer. Double glazed window and door to the rear garden.



First Floor Landing

Double glazed window. Coving to ceiling. Hatch and retractable ladder to a part boarded loft space which has a light connected.

Bedroom One

11'5" x 9'9" (3.48m x 2.97m)

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



Bedroom Two

12'10" x 6'4" (3.91m x 1.93m)

Radiator. Coving to ceiling. Double glazed window.



Bedroom Three

8' x 6'5" (2.44m x 1.96m)

Radiator. Coving to ceiling. Double glazed window. Built-in wardrobe/storage cupboard.



Modern Bathroom

6'6" x 6'1" (1.98m x 1.85m)

Fitted with a white suite and half tiled walls.

Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Panel bath with glazed shower screen, fully tiled splash surround and Aqualisa shower unit. Shaver light and point. Extractor fan. Double glazed window. Heated towel rail.



Front Garden

An open aspect garden with two gravel areas, flower bed, tree and outside light.

Tarmac driveway provides off-road parking for two to three cars and leads to the garage.

Rear Garden

A well tended south facing garden which is approximately 33' in length and enclosed by 6' fencing on all aspects.

Full-width paved patio area immediately to the rear of the house. Lawn area with flower beds and borders. Outside tap and light. Gravel area. Decked patio area to the rear of the plot. Gated side pedestrian access which leads to the driveway and the garage.



Single Garage

17'11" x 8'5" (5.46m x 2.57m)

Up and over door. Light and power connected. Useful boarded eaves storage area.

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