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Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Independent Estate Agents and Valuers*



## **5 Cox Ley, Hatfield Heath, Bishop's Stortford, Herts, CM22 7ER**

**£379,995**

OPEN HOUSE ON SATURDAY 22ND AUGUST. STRICTLY BY APPOINTMENT

A spacious and much improved three bedroom semi detached house which does have some rooms which require decorating.

The property has the benefit of gas central heating and replacement double glazing throughout. It comprises: Entrance hall, large dual aspect lounge/dining room, fitted kitchen, a luxury shower room with a contemporary white suite, two double bedrooms and a single bedroom.

There is a very large south facing rear garden which is approximately 115' in length. The front garden has a driveway leading to a single garage plus a block-paved hardstanding area with parking for two cars.

The property is located in a popular area close to the village centre which boasts some fine eateries, pubs and shops as well as the village cricket pitch in the centre of the heath. EPC pending.

Full details will be available to view on Monday 17th August.

**Front door to**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge/Dining Room**

23'2" x 12' (7.06m x 3.66m)



**Fitted Kitchen**

9'2" x 9'2" (2.79m x 2.79m)



**First Floor Landing**

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**Bedroom One**

12'2" x 10'6" plus recess (3.71m x 3.20m plus recess)

**Bedroom Two**

10'2" x 10'5" plus recesses (3.10m x 3.18m plus recesses)

**Bedroom Three**

9'3" x 7'2" (2.82m x 2.18m)

**Luxury Shower Room**

7'3" x 5'5" (2.21m x 1.65m)





### **Rear Garden**

Approximately 115' in length. South facing and backing onto the primary school playing fields.



### **Front Garden**

#### **Garage**

15'10" x 7'8" (4.83m x 2.34m)

#### **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

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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.

