

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**41, Lower Park Crescent, Bishop's Stortford, Hertfordshire, CM23 3PU**

**Guide price £350,000**

OPEN HOUSE SATURDAY 21ST NOVEMBER - VIEWINGS STRICTLY BY APPOINTMENT ONLY.

Well presented and refurbished extended semi detached within walking distance of the town centre and mainline railway station. The property benefits from refitted combi boiler, Upvc double glazing and views over parkland to the front.

The accommodation comprises: Entrance hall, downstairs cloakroom, sitting room, large kitchen/dining room with modern units and fitted appliances. Upstairs there are three bedrooms and refitted bathroom. Boarded loft with combi boiler. 54' x 30' rear garden with a Westerly aspect and off road parking for up to four cars.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station runs a 40-45 minute service into London Liverpool Street Station via the Stansted Express. Stansted International Airport is approximately a 20 minute drive from the property. EPC Band E

### **Entrance Hall**

Hard wood flooring, inset ceiling lights, under stairs storage cupboard, stairs to first floor, radiator.



### **Downstairs Cloakroom**

Modern suite comprising: Close couple wc with concealed cistern. Corner hand wash basin with mixer tap. Heated towel rail, window to front, inset ceiling lights.

### **Sitting Room**

17' x 11'10" (5.18m x 3.61m)

Radiator, window to front, open fireplace. Integrated wiring for wall mounted tv and hdmi cabling.



### **Kitchen/Diner**

18'10" x 10'1" (5.74m x 3.07m)

Modern refitted kitchen comprising: Cupboard and drawer base units with granite worktop above. Inset stainless steel one and a half bowl sink unit with mixer tap incorporating water filter. Integrated dishwasher, fridge/freezer and washer dryer. Space for Rangemaster cooker with stainless steel Rangemaster extractor hood above. Double eye level wall unit. Inset ceiling lights, slate tiled floor with heated flooring throughout. Under stairs storage cupboard, integrated wiring for wall mounted television, radiator, window and double opening French doors to rear garden.



### **First Floor Landing**

Hatch to boarded loft with retractable ladder and Vaillant combi boiler. Window to side, inset ceiling lights.

### **Bedroom One**

12'5" max x 11'8" (3.78m max x 3.56m)

Large window to front, radiator, two double wardrobe cupboards with sliding doors, dual light switches.



## View From Bedroom



### Bedroom Two

12'4" x 10'4" (3.76m x 3.15m)

Window overlooking the rear garden, radiator. Dual light switches.



### Bedroom Three

8' x 6'10" (2.44m x 2.08m)

Built in storage cupboard, radiator, window to front.



### Bathroom

Panel bath with water fall mixer tap, incorporating shower attachment. Hand wash basin set in granite worktop with water fall mixer tap and storage cupboards below. Large mirror with LED lights above. Close couple wc in concealed cistern. Frosted window to rear, shaver point, heated towel rail, inset ceiling lights, tiled walls and flooring.



## Rear Garden

approx 54' x 30' (approx 16.46m x 9.14m)

Large rear garden with paved patio immediately to the rear of the property. Outside lights and tap. Retaining wall with steps up to the lawn area. Fencing to all boundaries. Driveway with sensor lighting provides off road parking for up to four cars.



## Front

Dwarf brick retaining wall with lawn area, flower and shrub borders.

## 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.

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