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*Independent Estate Agents and Valuers*



**20, Blackbushe, Bishop's Stortford, Hertfordshire, CM23 5EY**

**Guide price £410,000**

A spacious extended Allen built semi detached house which has replacement double glazing and gas central heating with a new boiler installed in 2015.

The accommodation comprises: Entrance hall, lounge with fireplace, dining room, enormous family room, fitted kitchen, utility room, downstairs cloakroom, three well proportioned bedrooms and a refitted bathroom which has a modern white suite.

The rear garden is approximately 70' in length and enjoys a sunny southerly aspect. The front garden has driveway parking for two cars leading to a single garage.

The property is located within walking distance of Birchwood Secondary School and several well regarded primary schools. It is also a short walk to a very useful parade of shops which includes a bakers and a butchers. The town centre and mainline railway station are just over a mile away and Junction eight of the M11 is also within easy reach. EPC Pending.

## Front Door to

### Entrance Hall

Stairs to the first floor. Radiator. Understairs cupboard.

### Lounge

13' x 12' (3.96m x 3.66m)

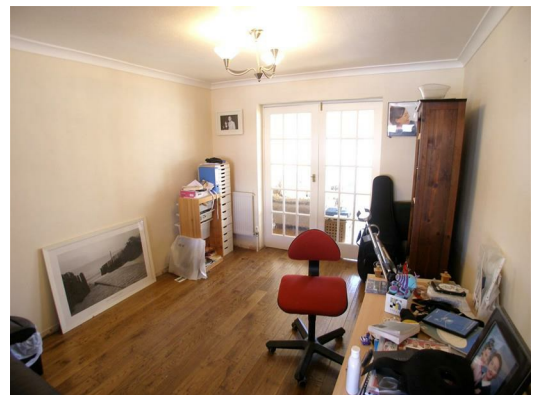
Radiator. TV point. Double glazed window. Two wall light points. Oak flooring. Fireplace with coal effect gas fire



### Dining Room

10' x 9'11" (3.05m x 3.02m)

Oak flooring. Radiator. Double opening glazed doors to the family room.



### Fitted Kitchen

11'9" x 9'4" (3.58m x 2.84m)

Fitted with a range of modern wood effect units. Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards below. Three double and two single eye level wall cupboards. Seven inset ceiling lights. Ceramic tiled floor and splashbacks. Spaces for fridge, dishwasher and range style cooker. Hotpoint stainless steel range style cooker is included.





**Family Room**

19'6" x 9'10" max (5.94m x 3.00m max)

A very spacious and useful addition to the house.

Part oak flooring and part ceramic tiled floor.

Radiator. TV point. Eighteen inset ceiling lights. Double glazed windows and doors to the rear garden. Door to utility room.



**Utility Room**

6'10" plus recess x 6'3" (2.08m plus recess x 1.91m)

Ceramic tiled floor. Double glazed window. Wall mounted gas fired combination boiler which was replaced in 2015. Radiator.

Hatch to small loft space. Extractor fan., Three single eye level wall cupboards. Fitted work surface with space for washing machine and tumble dryer below. Space for upright fridge/freezer. Doors to garage and



**Downstairs Cloakroom**

Fitted with a white suite.

Wash basin. Low level WC. Radiator. Ceramic tiled floor. Double glazed window.

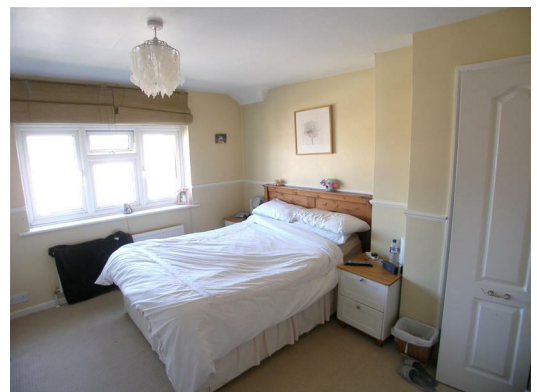
**First Floor Landing**

Double glazed window. Hatch to part boarded loft space which has a light connected.

**Bedroom One**

13'1" x 12' (3.99m x 3.66m)

Double glazed window. Radiator. Built-in shelved linen cupboard.



**Bedroom Two**

11' x 9'11" (3.35m x 3.02m)

Double glazed window. Radiator.



**Bedroom Three**

8'6" x 7'8" (2.59m x 2.34m)

Double glazed window. Radiator. Bulkhead storage cupboard.



**Bathroom**

8'6" x 5'7" (2.59m x 1.70m)

Fitted with a modern white suite and half tiled walls.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with curved shower screen, fully tiled splash surround, mixer tap and shower attachment. Ceramic tiled floor. Two double glazed windows. Radiator. Extractor fan.



### **Rear Garden**

A good sized rear garden which measures approximately 70' in length and has a sunny southerly aspect.

Paved patio area. Outside light, tap and power point. Large lawn area with various shrubs to the borders. Magnolia tree. Wooden garden shed. Gated side pedestrian access. Fencing on all three aspects.



### **Front Garden**

Two lawn areas. Outside light. Flower borders. Dwarf brick wall to the front boundary. Driveway with parking for two cars leads to

### **Garage**

16'11" x 7'10" (5.16m x 2.39m)

Up and over door. Light and power connected.

### **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.

