

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

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

Established 1986

Independent Estate Agents and Valuers



53, Mathams Drive, Bishop's Stortford, Hertfordshire, CM23 4EN

Guide price £325,000

OPEN HOUSE ON SATURDAY 10TH SEPTEMBER. PLEASE CALL FOR AN APPOINTMENT.
An attractive modern three bedroom semi-detached which has gas central heating via radiators.

The accommodation comprises: Entrance porch, spacious lounge with an arch to a separate dining room, fitted kitchen, three bedrooms and a bathroom. There is a good sized un-overlooked rear garden, off-road parking for one car and a single garage.

The property is well located in a popular residential road close to the Thorley Centre with it's Sainsburys supermarket, post office, local shops and surgeries. The town centre with it's multiple shopping facilities is just over a mile away. Junction 8 of the M11 motorway is approximately 5 miles. EPC Band D.

Front Door to

Entrance Porch

Door to

Lounge

14' x 13'10" (4.27m x 4.22m)

Radiator. TV and telephone points. Stairs to first floor. Understairs recess. Louvre door storage cupboards housing meters. Arch to;



Dining Room

10'7" x 7'4" (3.23m x 2.24m)

Radiator. Double glazed sliding patio doors to rear garden. Arch to;

Fitted Kitchen

10'6" x 6'4" (3.20m x 1.93m)

Stainless steel single drainer sink unit with cupboard below, adjacent and opposite work surfaces with cupboards and drawers below. Built-in oven, gas hob and extractor hood. Full-height broom cupboard. Space for upright fridge/freezer. Space and plumbing for washing machine. Ceramic tiled splashbacks to work surfaces.



First Floor Landing

Built-in airing cupboard housing pre-lagged hot water cylinder and gas fired boiler for central heating and domestic hot water. Hatch to loft space.

Bedroom One

13'9" x 8'8" (4.19m x 2.64m)

Radiator. Window to the front aspect. Wardrobes.

Bedroom Two

9'7" x 7'7" (2.92m x 2.31m)

Radiator. Window to the rear aspect.

Bedroom Three

6'8" x 7'6" max (2.03m x 2.29m max)

Radiator. Window to the rear aspect.

Bathroom

7'4" x 6'2" (2.24m x 1.88m)

Refitted with a modern white suite.

Pedestal wash basin. Low-level w.c. Panel bath with tiled splash surround, mixer tap shower attachment and glazed shower screen. Heated towel rail. Radiator. Opaque window.



Rear Garden

40' x 15' (12.19m x 4.57m)

A very private rear garden which is closed by fencing and a brick wall to one side.

Paved patio area. Lawn area. Various shrubs to the boundaries.

Door to the garage plus a gated side pedestrian access leads to the driveway and the garage.



Front Garden

An open aspect front garden with lawn area, flower bed, cherry tree and paved pathway to the front door.

Block-paved driveway with parking for one car leads to

Single Garage

Up and over door. Eaves storage area, parking in front.

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

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.

