

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



17 Collins Cross, Bishop's Stortford, Herts, CM23 2DD

£325,000

An attractive Regency style three bedroom house which offers spacious accommodation with the benefit of gas central heating and replacement double glazing throughout.

The property comprises: Entrance hall, spacious fitted kitchen/breakfast room with integrated double oven and gas hob, enormous lounge/dining room which overlooks the private rear garden. On the first floor there is a large master bedroom with French doors opening onto a south facing Juliet balcony. The remaining two bedrooms are well proportioned and there is a modern bathroom with a separate cloakroom.

The private rear garden is approximately 35' in length and has a full-width patio area, lawn area, useful garden shed and rear access to the garage which is located in a nearby block. The front garden is open aspect and there is lay-by parking immediately to the front of the house which is on a first come, first served basis.

The property is within walking distance of Birchwood Secondary School and several well regarded primary schools. There is a very useful parade of local shops at Snowley parade which is also within walking distance as is the mainline railway station with excellent commuter service into London's Liverpool St. station.
EPC Band C.

Double glazed door to

Entrance Hall

Stairs to the first floor. Telephone point. Radiator. Understairs storage cupboard. Built-in cupboard. Doors to kitchen/breakfast room and lounge/dining room.

Lounge/Dining Room

17'6" x 16'3" (5.33m x 4.95m)

Two radiators. TV point. Four wall light points. Coving to ceiling. Double glazed window and double glazed sliding patio doors leading to the rear garden.



Fitted Kitchen/Breakfast Room

10'4" x 9'10" (3.15m x 3.00m)

Well fitted with an extensive range of modern units and work surfaces which incorporate: Stainless steel double oven, gas hob and cooker extractor hood.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Seven single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Cupboard housing Ariston gas fired combination boiler for central heating and hot water. Recess for upright fridge/freezer. Space for table. Plumbing for washing machine. Radiator. Double glazed bow window to the front aspect.



First Floor Landing

Hatch to part boarded loft space. Built-in shelved storage cupboard.

Bedroom One

16'3"max x 10'4" (4.95mmax x 3.15m)

Radiator. Coving to ceiling. Bulkhead storage cupboard. Double glazed window and double glazed French doors leading out to a Juliet balcony.



Bedroom Two

10'11" x 8'11" (3.33m x 2.72m)

Radiator. Laminated flooring. Double glazed window. Coving to ceiling.



Bedroom Three

11'1" x 6'11" (3.38m x 2.11m)

Radiator. Laminated flooring. Double glazed window.



Bathroom

Fitted with a modern white suite. Vanity unit wash basin with mixer tap and cupboard below. Fitted mirror and pelmet with inset lighting above. Panel bath with overbath shower unit, fully tiled splash surround, shower rail and curtain. Extractor fan. Heated towel rail.



Cloakroom

Fitted with a modern white suite. Half tiled walls. Wall mounted wash basin. WC with concealed cistern. Extractor fan. Two inset ceiling lights.



Rear Garden

Approximately 35' in length. Enclosed by 6' fencing on all three aspects. Gated rear pedestrian access to the garage which is located in a nearby block. Full-width paved patio area. Lawn area with well stocked flower and shrub borders. Wooden garden shed with power connected.



Garage

Up and over door. Located in a block to the rear of the property.

Front Garden

An open aspect garden with lawn area and central flower bed.

On-Street Parking

There is lay-by parking immediately to the front of the house which is on a first come, first served basis.

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

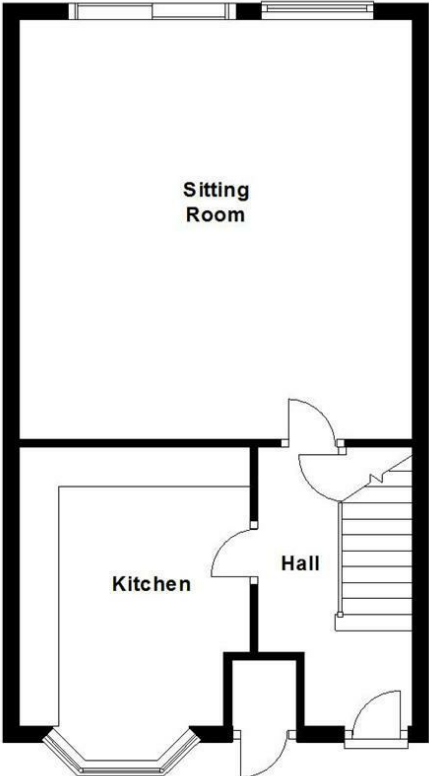
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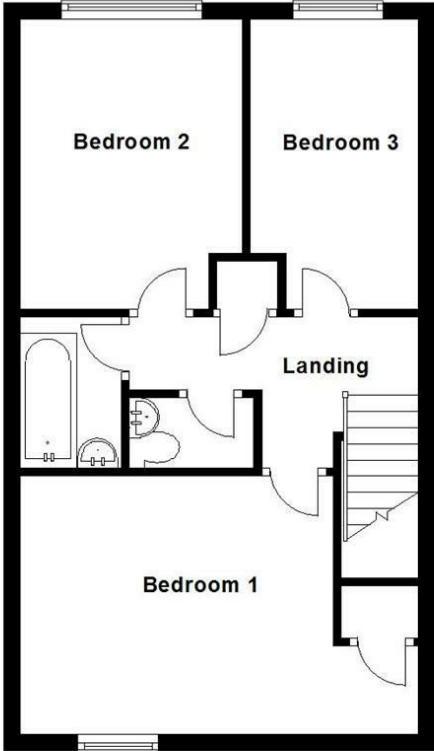
Disclaimer

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 925 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE