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Independent Estate Agents and Valuers



9 Highmead, Stansted, Essex, CM24 8LJ

£489,995

OPEN HOUSE SATURDAY 18th APRIL. STRICTLY BY APPOINTMENT.

Well maintained four double bedroom family home with a beautiful South Facing rear garden. The property benefits from replacement double glazing, gas central heating and the benefit of versatile accommodation that could provide an independent annexe.

The accommodation comprises: Entrance hall, large sitting room, separate dining room with French doors opening on to the rear garden, kitchen, utility room and downstairs cloakroom. Upstairs there are four double bedrooms, refitted bathroom and separate shower room.

Outside the beautiful private South Facing rear garden provides opportunity to further extend the property and still have a lovely size garden. Mature trees to boundaries, well stocked flower beds, patio with outside light and tap, gated pedestrian access. The property is within walking distance of local shops and the mainline railway station which provides a 40 - 50 minute service into London Liverpool Street via the Stansted Express. EPC Band E

Entrance Porch

Part glazed and brick entrance porch with tiled flooring and light.

Entrance Hall

8'6" x 5'6" (2.59m x 1.68m)

Good size hallway with radiator, turn staircase with window to front.

Downstairs Cloakroom

Close couple wc, wall mounted corner hand wash basin with tiled splashback. Part tiled walls, tiled flooring, extractor fan.

Sitting Room

26' x 12'10" (7.92m x 3.91m)

Large bright room with two double glazed windows overlooking the rear garden. Gas coal effect fireplace with marble style back panel and hearth and wooden surround. Two radiators, double opening doors to Dining Room.





Dining Room

15' x 11' (4.57m x 3.35m)

Another bright sunny room with dual aspect windows and French Doors overlooking the South Facing garden. Wooden flooring, radiator. Door to utility room.



Utility Room

16'6" x 6'5" max (5.03m x 1.96m max)

Plumbing and space for washing machine. Two large and one smaller understairs storage cupboards. Door to rear garden and additional front door, additional staircase to first floor.

Kitchen

10'3" x 8'7" (3.12m x 2.62m)

Range of cupboard and drawer base units with worktop above. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Electric hob with extractor hood above. Integrated double oven, plumbing for dishwasher. Free standing gas fired boiler. Range of eye level wall units, full height larder cupboard, window to front, tiled flooring.



First Floor Landing

Airing cupboard housing prelagged hot water tank, window to front.

Bedroom One

15' x 11' (4.57m x 3.35m)

This room can be accessed via the second bedroom or independently from the second staircase providing great annexe potential. Two double fitted wardrobe cupboards with top boxes over the bed recess, display niches with lighting. Additional large wardrobe cupboard with drawer units. Radiator, window overlooking the rear garden. Door to second landing and shower room.

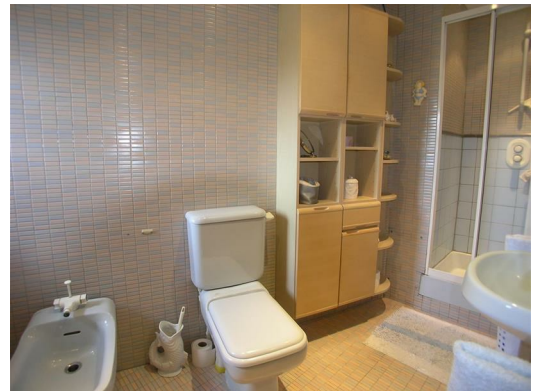


Second First Floor Landing

Hatch to loft space.

Shower Room

Enclosed shower cubicle with power shower and sliding doors. Close couple wc, bidet. Wash basin set in vanity unit with cupboards below and mirror above with wall units either side incorporating downward spotlights. Heated towel rail, inset ceiling lights.



Bedroom Two

12' x 11' (3.66m x 3.35m)

Two double built in wardrobe cupboards, window overlooking the rear garden, hatch to loft space with light connected.



Bedroom Three

18'7" x 9' (5.66m x 2.74m)

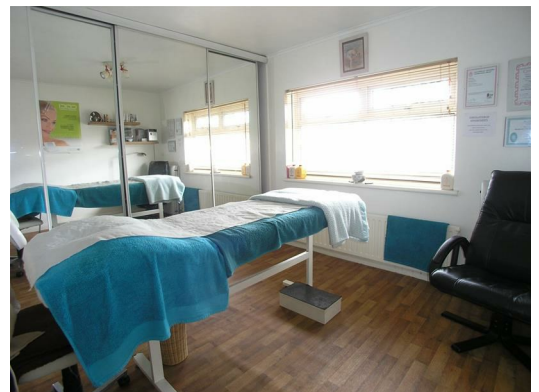
Dual aspect double glazed windows, radiator.



Bedroom Four

10'9" x 9'10" (3.28m x 3.00m)

Window overlooking the rear garden, radiator, triple built in wardrobe cupboards with sliding doors.



Refitted Bathroom

Panel bath with curved glazed shower screen, Mira electric shower. Pedestal wash basin, close couple wc, frosted double glazed window. Chrome heated towel rail, large full height storage cupboard, inset ceiling lights.



South Facing Rear Garden

approx 78' x 56 (approx 23.77m x 17.07m)

Beautiful unoverlooked South Facing rear garden which is a true feature of the property. Paved patio immediately to the rear of the property. The remainder is laid to lawn with decorative pergola and well stocked flower beds. Mature trees to the rear boundary. Outside light and tap. Gated side pedestrian access.





Single Garage

15'8" x8' (4.78m x2.44m)

Up and over door, window to side, light and power laid on.

Front

Large frontage to the property with block paved driveway providing off road parking for three cars. The remainder is laid to lawn.

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.

RELOCATION AGENT NETWORK

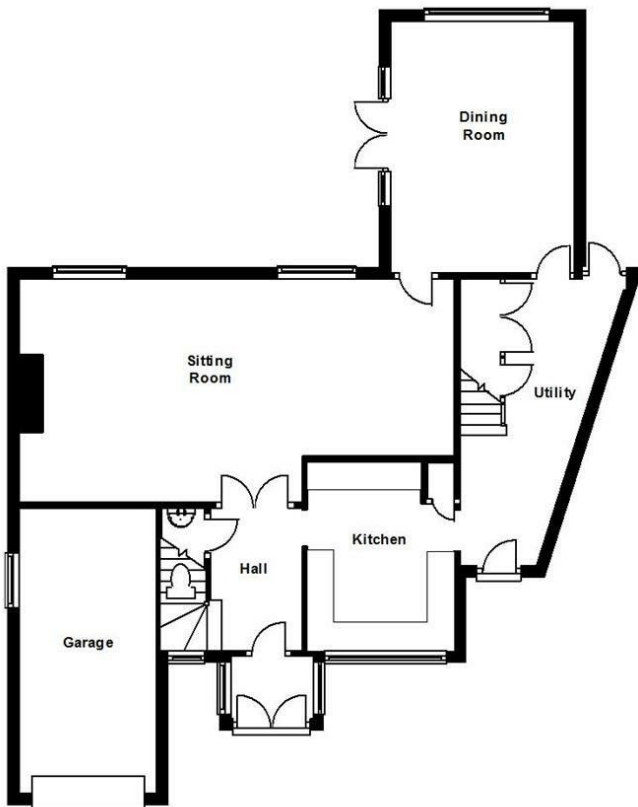
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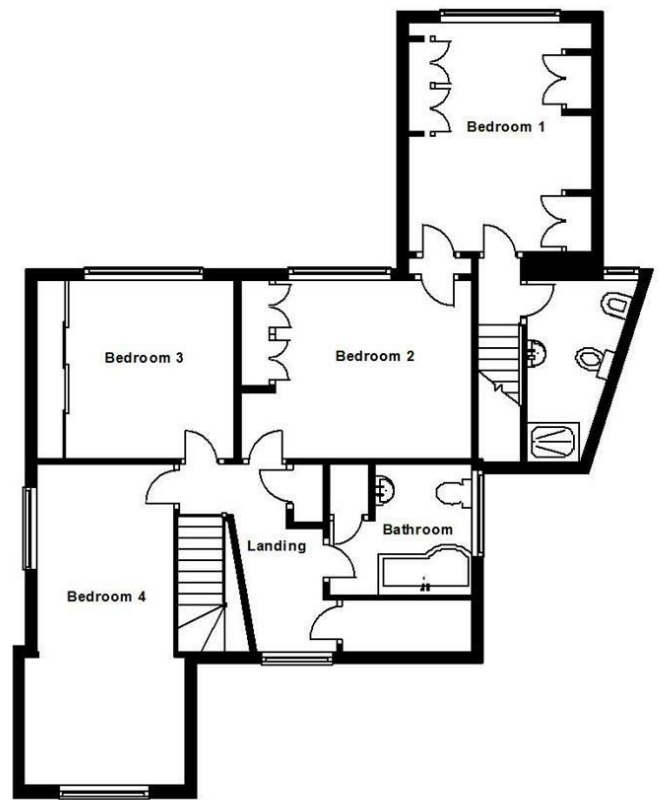
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Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1725 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE