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*Independent Estate Agents and Valuers*



## **49 Wilson Close, Bishop's Stortford, Herts, CM23 3US**

**£410,000**

A very well maintained four bedroom detached house which offers very bright and spacious accommodation with double glazing and gas central heating.

The tastefully decorated accommodation comprises: Entrance hall, downstairs cloakroom, sitting room with a box bay window and an Adam style fireplace, dining room, modern fitted kitchen with a stylish range of units and integrated oven, hob and chimney style extractor hood, master bedroom with built-in wardrobes and an en-suite shower room, three further well proportioned bedrooms and a family bathroom.

There is an extremely well maintained rear garden which is about 40' in length and enjoys a southerly aspect. The front garden has an attractive open aspect display and a Tarmac driveway with parking for two cars leading to the single garage.

The property is located in a popular residential cul-de-sac which is a short level walk from the town centre with its excellent range of shopping and eating establishments. The mainline railway station with commuter service to Liverpool St. station is also within a short walk.

EPC Band D.

**COVERED PORCH**

Outside light. Leaded light/stained glass front door to

**ENTRANCE HALL**

Laminated flooring. Coving to ceiling. Radiator. Stairs to the first floor.

**DOWNSTAIRS CLOAKROOM**

White suite.

Low level WC. Radiator. Wall mounted wash basin with tiled splashback. Double glazed window.

**SITTING ROOM**

16'8" x 11'9" (5.08 x 3.58)

Double glazed box bay window. Two radiators. Coving to ceiling. TV, satellite and telephone points. Attractive Adam style fireplace with coal effect gas fire. Double opening doors to dining room.



**DINING ROOM**

12'5" x 9'2" (3.78 x 2.79)

Radiator. Laminated flooring. Coving to ceiling. Double glazed sliding patio doors to the rear garden. Door to kitchen.



### **FITTED KITCHEN**

14'0" x 8'8" (4.27 x 2.64)

Well fitted with a range of modern matt cream fronted units and granite effect work surfaces which incorporate: Miele built-in oven, Neff stainless steel gas hob with contemporary glass/stainless steel chimney style extractor hood.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Seven single eye level wall cupboards. Shelved understairs larder/storage cupboard. Radiator. Ceramic tiled floor. Ceramic tiled splashbacks to work surfaces. Space for upright fridge/freezer. Double glazed window and door to the rear garden. Plumbing for dishwasher and washing machine.



### **FIRST FLOOR LANDING**

Double glazed window. Built-in airing cupboard housing pre-lagged hot water cylinder. Hatch to loft space.

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### **BEDROOM ONE**

10'10" x 10'10" (3.30 x 3.30)

One double and one single built-in wardrobe cupboard. Radiator. Telephone point. Double glazed window. Door to en-suite.



### **EN-SUITE SHOWER ROOM**

White suite.

Fully tiled shower cubicle with Mira shower unit. Low level WC. Pedestal wash basin. Extractor fan. Shaver point. Radiator. Double glazed window.



### **BEDROOM TWO**

10'11" x 9'10" (3.33 x 3.00)

Range of fitted wardrobe cupboards to one wall which have full-height sliding mirror doors. Radiator. Double glazed window.



**BEDROOM THREE**

10'10" x 7'3" (3.30 x 2.21)

Radiator. Double glazed window.



**BEDROOM FOUR**

9'10" x 7'3" (3.00 x 2.21)

Radiator. Double glazed window.



**FAMILY BATHROOM**

11'0" x 5'0" (3.35 x 1.52)

White suite.

Pedestal wash basin with tiled splashback. Low level WC. Panel bath with mixer tap, shower attachment and tiled splash surround. Double glazed window. Radiator. Extractor fan. Shaver point.



### **REAR GARDEN**

A superbly maintained 40' rear garden which has a sunny southerly aspect.

Enclosed by fencing on all three aspects. Paved patio area and pathway. Ornamental fishpool with water feature. Lawn area with abundantly stocked flower and shrub borders. Wooden garden shed. Outside tap. Gated side pedestrian access. Door to garage.



### **FRONT GARDEN**

An open aspect 'L' shaped front garden which extends to one side of the house.

Large ornamental slate bed with inset shrubs, conifers and flowering plants. Paved pathway. Small circular paved area.

Tarmac driveway provides parking for two cars and leads to

### **GARAGE**

Up and over door. Light and power connected. Eaves storage area. Door to the rear garden.

### **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.

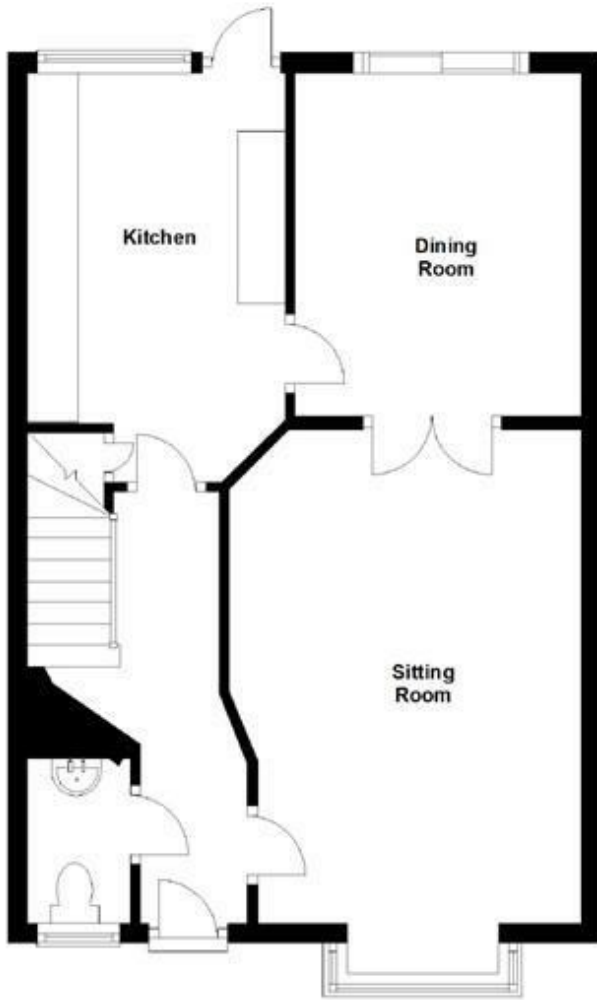
### **RELOCATION AGENT NETWORK**

**WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER**

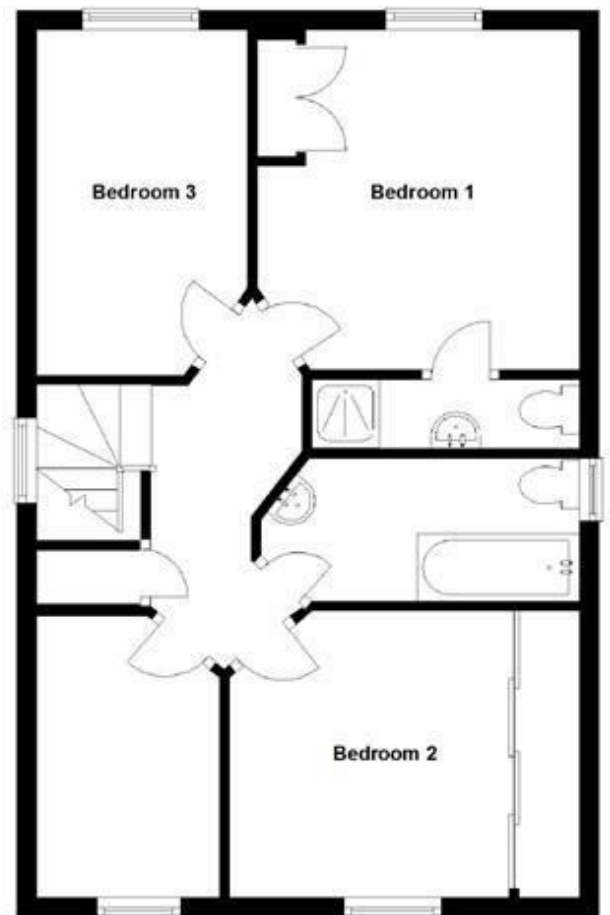
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**Ground Floor**



**First Floor**



**APPROX GROSS INTERNAL FLOOR AREA 1000 SQFT**  
**This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE**