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**LEDNOR**  
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**7 Richmond Close, Bishop's Park, Bishop's Stortford, Hertfordshire,  
CM23 4PG  
£489,995**

An attractive and well located four bedroom detached house which has gas central heating and replacement double glazing.

The spacious accommodation comprises: Entrance hall, downstairs cloakroom, bay fronted sitting room, dining room, family room/study, refitted kitchen with appliances, master bedroom with built-in wardrobes and an en-suite shower room, three further good sized bedrooms and a family bathroom with a modern white suite.

The private rear garden measures 40' x 30' and has a paved patio immediately to the rear of the house and a large decked area with integrated lighting and seating which is located to the rear of the plot. The front garden has a double-width Tarmac driveway with parking for two cars.

The property is located at the end of a small residential cul-de-sac of similar detached houses in a popular area that is a short walk from Hillmead Primary School and the Bishop's Park Neighbourhood Centre with a Tesco's supermarket. The town centre and mainline railway station are about one and a half miles away. EPC Band D.

**Covered Porch**

Outside light. Front door and double glazed side panel.

**Entrance Hall**

Ceramic tiled floor. Radiator. Stairs to the first floor. Coving to ceiling.

**Downstairs Cloakroom**

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

**Sitting Room**

16'8" into bay x 12' (5.08m into bay x 3.66m)

Well lit by a double glazed bay window to the front aspect.

Coving to ceiling. Two radiators. Wall light points. TV and telephone points. Fireplace with Adam style surround and fitted gas fire. Arch to



**Dining Room**

9'2" x 8'3" (2.79m x 2.51m)

Coving to ceiling. Radiator. Double glazed French doors to the rear garden. Door to



### **Refitted Kitchen**

15'4" x 9'2" max (4.67m x 2.79m max)

Extensively refitted with a range of modern gloss white 'soft close' units and wooden worktops which incorporate: Stainless steel built-in oven, gas hob and extractor hood.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Space and plumbing for dishwasher and washing machine. Miele dishwasher and washing machine are included in the sale. Space for upright fridge/freezer. One corner and seven single eye level wall cupboards. Full-height larder cupboard. TV point. Radiator. Eight spotlights. Wooden flooring. Double glazed window and door to the rear garden.



### **Family Room/Study**

12'6" plus recess x 7'7" (3.81m plus recess x 2.31m)

Radiator. Double glazed window. Fitted shelving. Large built-in storage cupboard. Cupboard housing wall mounted gas fired central heating boiler.

### **First Floor Landing**

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

### **Bedroom One**

14'4" into recess x 11'1" plus recess (4.37m into recess x 3.38m plus recess)

A spacious room which has two sets of built-in wardrobes. A single cupboard and a large double cupboard which has full-height mirrored doors.

Radiator. TV and telephone points. Coving to ceiling. Double glazed window. Door to



**En-Suite Shower Room**

6'7" x 5' (2.01m x 1.52m)

Fitted with a white suite and half tiled walls.

Pedestal wash basin with mixer tap. Low level WC. Shower cubicle. Shaver point. Extractor fan. Radiator. Double glazed window. Wood effect laminated flooring.



**Bedroom Two**

11'2" x 11' plus recess (3.40m x 3.35m plus recess)

Double built-in airing cupboard. Radiator. Double glazed window. Wood effect laminated flooring.



**Bedroom Three**

9'4" plus recess x 8'8" plus recess (2.84m plus recess x 2.64m plus recess)

Radiator. Double glazed window.



**Bedroom Four**

10'3" x 7'11" (3.12m x 2.41m)

Radiator. Double glazed window.



### Family Bathroom

6'11" x 6'3" (2.11m x 1.91m)

Fitted with a white suite and half tiled walls.

Corner bath with mixer tap and shower attachment. Pedestal wash basin with mixer tap. Low level WC. Double glazed window. Shaver point. Extractor fan. Wood effect laminated flooring.



### Rear Garden

A good sized and well kept rear garden which measures approximately 40' x 30'

Paved patio area immediately to the rear of the house. Large decked patio area with fitted seating, outside power supply and integrated lighting is located to the rear of the plot.

Lawn area. Well stocked flower and shrub borders. Outside light and tap. 6' fencing on all three aspects. Ornate slate area. Paved circle with inset flower bed. Gated side pedestrian access to the front garden. Wooden garden shed. Various roses, conifers and shrubs. Flowering cherry tree.



### Front Garden

An open aspect garden.

Lawn area. Shrubs to the borders. Antique style street light. Ornamental gravel area with inset planting.

Double-width Tarmac driveway providing parking for two cars.

## **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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