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4A Cannons Close, Bishop's Stortford, Hertfordshire, CM23 2BG

Guide price £525,000

A well maintained and spacious four bedroom detached house which has gas central heating and double glazing throughout. The property was constructed ten years ago in a Regency style that blends in with the existing houses in this popular residential road.

The recently redecorated accommodation comprises: Entrance hall, downstairs cloakroom, large 'L' shaped lounge and dining room, extensively fitted kitchen/breakfast room with integrated appliances, master bedroom with en-suite shower room, three further well proportioned bedrooms and a modern family bathroom.

The house stands on a corner plot with a 60' x 28' rear garden and a 36' x 20' side garden which offers the potential to extend if required. There is a good sized single garage to the rear of the plot with driveway parking for two cars. In addition to this is a further block-paved hardstanding to the front of the house which also provides off-road parking for two cars.

The property is within walking distance of the mainline railway station and the town centre with its excellent range of shopping and dining establishments. There are a number of useful local shops at nearby Snowley Parade and there are several primary and secondary schools that are within walking distance. Junction eight of the M11 motorway is only a short drive away. EPC Band C.

Covered Porch

Front door to

Entrance Hall

Stairs to the first floor. Coving to ceiling. Telephone point. Radiator. Double opening doors to the lounge. Doors to dining room, kitchen/breakfast room and

Downstairs Cloakroom

Fitted with a modern white suite.

Low level WC. Radiator. Pedestal wash basin with mixer tap and tiled splashback. Fitted mirror. Coving to ceiling. Double glazed window. Ceramic tiled floor. Extractor fan.

'L' shaped Lounge/Dining Room

A very spacious room which is well lit by double glazed windows to the front and rear aspects. The room is divided into two areas as described below.

Lounge

20'10" x 10'5" (6.35m x 3.18m)

Double glazed bay window to the front. Coving to ceiling. TV point. Radiator. Double glazed window and French doors leading to the rear garden.



Dining Room

11'1" x 7'11" (3.38m x 2.41m)

Coving to ceiling. Radiator. Double glazed window. Door to entrance hall.



Kitchen/Breakfast Room

20'10" x 9'9" (6.35m x 2.97m)

Well fitted with an extensive range of modern wood faced units and granite effect work surfaces which incorporate: Stainless steel double oven and five ring gas hob with chimney style extractor hood above. Siemens dishwasher which was installed in December 2014, fridge installed in January 2015, freezer installed in October 2014, plumbed in washing machine.

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. Wall mounted gas fired central heating boiler. Ceramic tiled splashbacks to work surfaces. Built-in wine rack. Thirteen single eye level wall cupboards with lighting below. Two glass fronted display cupboards. Coving to ceiling. Radiator. Ceramic tiled floor. Double glazed windows to the front and rear. Double glazed door to the rear garden.



First Floor Landing

Coving to ceiling. Built-in airing cupboard housing Megaflor mains pressure hot water cylinder. Hatch to loft space.

Bedroom One

13'5" x 10'1" (4.09m x 3.07m)

Double glazed window. Coving to ceiling. TV point. Radiator. Telephone point. Door to



En-Suite Shower Room

10' x 3'10" (3.05m x 1.17m)

Fitted with a modern white suite and half tiled walls. Pedestal wash basin with mixer tap. Low level WC. Double-width fully tiled shower cubicle. Inset ceiling light/extractor fan. Fitted mirror. Chrome heated towel rail. Ceramic tiled floor. Coving to ceiling. Extractor fan.



Bedroom Two

12'6" x 10'5" (3.81m x 3.18m)

Double glazed window. Coving to ceiling. TV point. Radiator.



Bedroom Three

10' x 9'10" (3.05m x 3.00m)

Double glazed window. Coving to ceiling. TV point. Radiator.



Bedroom Four

10'6" max x 9'7" (3.20m max x 2.92m)

Double glazed window. Coving to ceiling. TV point. Radiator.



Family Bathroom

8' x 7'5" (2.44m x 2.26m)

Fitted with a modern white suite and half tiled walls.

Pedestal wash basin with mixer tap. WC with concealed cistern.

Panel bath with curved glazed shower screen, fully tiled splash surround, mixer tap and a shower attachment. Inset light/extractor fan. Chrome heated towel rail. Fitted mirror.

Coving to ceiling. Fitted shelving. Double glazed window. Ceramic tiled floor.



Rear Garden

Approximately 60' in width by 28' in length. The garden also extends to one side of the house. This side garden measures 36' in length by 20' in width.

Paved patio area and pathways. Lawned areas. Various shrubs. Outside tap and lighting. 6' fencing to all boundaries. Door to the garage. Gated side pedestrian access to both sides of the house and also to the rear providing access to the driveway leading to the garage.



Side Garden



Detached Single Garage

18'6" x 9'3" (5.64m x 2.82m)

Remote controlled roller door. Light and power connected. Door to the rear garden. Eaves storage area.

The garage is approached via a double-width block-paved driveway which provides parking for two cars.

Front Garden

Two lawned areas. Paved pathway. Outside light. Block-paved hardstanding with room to park 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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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.

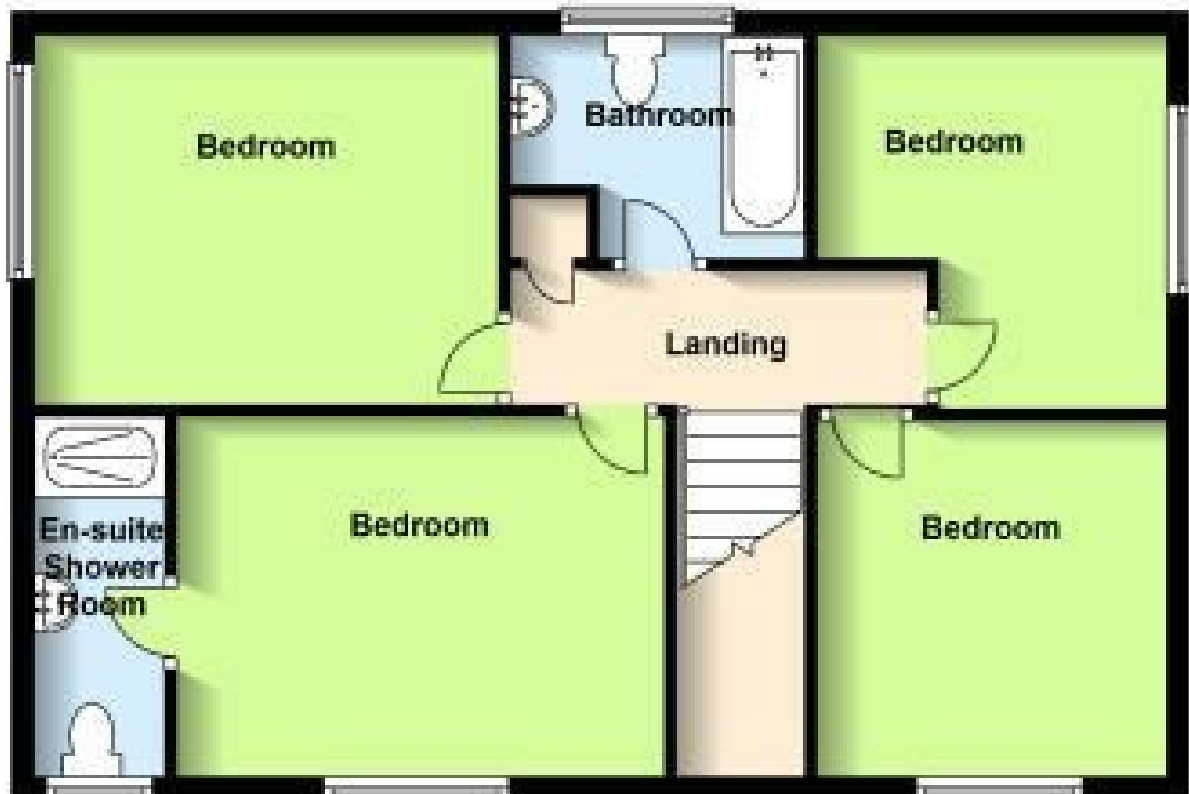
Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



Total area: approx. 123.1 sq. metres (1324.8 sq. feet)