

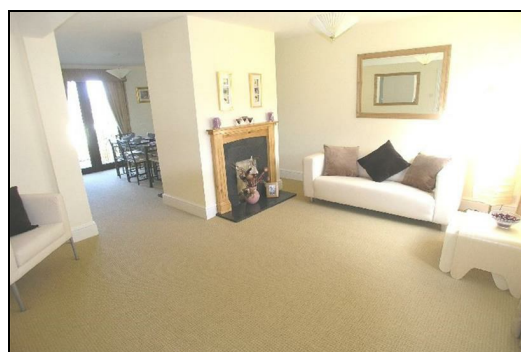
**3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU**

**LEDNOR**  
& COMPANY

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*Established 1986*

*Independent Estate Agents and Valuers*



**10, Thorley Hill, Bishop's Stortford, Herts, CM23 3LY**

**Guide price £475,000**

**OPEN HOUSE ON SATURDAY 16TH OF JANUARY - STRICTLY BY APPOINTMENT.**

An attractive 1930's built four bedroom detached house which has gas central heating & double glazing. The boiler was replaced in March 2015.

The accommodation comprises: Entrance hall, sitting room with fireplace, dining room with fireplace, large modern kitchen/breakfast room with 'Shaker Style' units, stainless steel oven, hob & chimney extractor hood. Master bedroom with en-suite bathroom, two further double bedrooms, very spacious fourth bedroom & a shower room.

Outside, there is a 40' x 40' rear garden with a raised decked patio area & a large lawn. Good sized front garden has off-road parking for several cars & a single garage.

The property is located in an established tree-lined road on the southern side of the town centre and is within walking distance of several well regarded schools and the mainline railway station which offers an excellent commuter service into London's Liverpool St. station.

EPC Band D.

## FRONT DOOR TO

### ENTRANCE HALL

Laminated flooring. Radiator. Stairs to the first floor.

### SITTING ROOM

14'7" x 12'8" (4.45 x 3.86)

Featuring an attractive open fireplace with wooden surround, marble inset and hearth.

Radiator. Double glazed window. TV and telephone points.



### DINING ROOM

10'7" x 10'3" (3.23 x 3.12)

Also featuring an open fireplace which matches the one in the sitting room.

Radiator. Double glazed, double opening French doors to the rear garden. Door to



### KITCHEN/BREAKFAST ROOM

19'8" x 10'8" (5.99 x 3.25)

Large and well fitted with a range of 'Shaker style' units with wooden work surfaces, Stoves stainless steel built-in oven, gas hob and stainless steel chimney style extractor hood.

Laminated flooring. Radiator. Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below.

Adjacent fitted work surfaces with cupboards and drawers below. Full height cupboard with space for upright fridge/freezer.

Space and plumbing for dishwasher and washing machine. Ten inset ceiling lights. Ceramic tiled splashbacks to work surfaces.

One double, one corner and three single eye level wall cupboards with lighting below. Pelmet between these cupboards with inset lighting. Two double glazed windows. Understairs storage cupboard with light connected which houses a Baxi gas fired central heating boiler which was installed in March 2015.



### FIRST FLOOR LANDING

Double glazed window. Hatch to part boarded loft space with light connected and window.

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**BEDROOM ONE**

14'9" max x 11'3" max (4.50 max x 3.43 max)  
Radiator. Double glazed window. Door to



**EN-SUITE BATHROOM**

Fitted with a white suite and complementary tiling.  
Panel bath with mixer tap, shower attachment and tiled splash surround. Pedestal wash basin with mixer tap and tiled splashback. Shaver point. WC with concealed cistern. Extractor fan. Chrome heated towel rail/radiator. Double glazed window. Three inset ceiling lights. Vanity shelf.



**BEDROOM TWO**

11'0" x 10'2" plus recess (3.35 x 3.10 plus recess)  
Radiator. Double glazed window.



**BEDROOM THREE**

12'2" x 9'0" (3.71 x 2.74)  
Radiator. Double glazed window.



**BEDROOM FOUR**

12'4" x 7'1" (3.76 x 2.16)  
Radiator. Double glazed window.

### **SHOWER ROOM**

Fitted with a white suite and complementary tiling. Large double-width shower cubicle. Low level wc. Pedestal wash basin with mixer tap and tiled splashback. Extractor fan. Ceramic tiled floor. Three inset ceiling lights. Chrome heated towel rail/radiator.



### **REAR GARDEN**

A good sized garden which measures approximately 40' x 40'. Immediately to the rear of the house is a raised decked patio area with ornate balustrade and steps leading down to the garden. Lawn area. Gravel pathway. Various shrubs/trees. Fencing on all three aspects. Side pedestrian access on both sides leads to the front garden.



### **FRONT GARDEN**

A good sized front garden with 40' road frontage. Two lawn areas. Picket fence to the front boundary. Holly tree. Fencing to the side boundaries. Gravel driveway with parking for two cars leads to garage. Additional gravel area with room to park car or caravan.

### **SINGLE GARAGE**

15'4" 8'2" (4.67m 2.49m)

Up and over door. Light and power connected.

### **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

### **RELOCATION AGENT NETWORK**

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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.

