

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



Broom Cottage, New Road, Elsenham, Bishop's Stortford, Herts, CM22 6HA

Guide price £625,000

OPEN HOUSE SATURDAY 2ND APRIL BETWEEN 14:00 - 16:00. A beautifully presented four double bedroom detached house which is believed to date back to the 1930's. The property has lightly pargetted elevations under tiled and slate roofs.

The tastefully decorated accommodation has been much improved by the present owners and combines original fireplaces and doors along with the modern conveniences of gas fired central heating and double glazing throughout.

It comprises: Entrance hall, lounge with fireplace, dining room with fireplace, large family room, enormous kitchen/breakfast room with a modern cottage style kitchen, utility room, downstairs cloakroom, master bedroom with luxury en-suite shower room, second bedroom with en-suite shower and walk-in wardrobe, two further good sized bedrooms and a family bathroom which has a modern white suite.

There is a private and well tended rear garden which enjoys a sunny south facing aspect and features a useful gazebo for all weather outside entertaining. To the rear of the garden is a secure courtyard, which provides parking for at least three cars in addition to a double garage and adjacent car port. It is accessed via remote controlled gates. The front garden is fully enclosed and offers further parking for another three cars.

The property is located in a non-estate location and is within a short walk of the mainline railway station which is on the Cambridge to Liverpool St. line. It is also within walking distance of the village shops, the Crown Public House and the Memorial Hall with associated sporting facilities.. EPC Band D.

Oak Front door to

Entrance Hall

Radiator. Oak flooring. Cloaks hanging area. Stairs to the first floor. Doors to living room and dining room.

Living Room

14'1" x 11'1" (4.29m x 3.38m)

Well lit by double glazed windows to the front and rear aspects. Attractive open fireplace with red brick surround and a coal effect gas fire. Radiator. TV point.



Dining Room

14'1" x 14'10" plus recess (4.29m x 4.52m plus recess)

Attractive fireplace with a coal effect gas fire. Double glazed window to the front aspect. Radiator. Two feature exposed brick pillars. Large recess with understairs cupboard. Walk-in shelved storage cupboard with double glazed window to the front aspect. Door to



Kitchen/Breakfast Room

22'3" x 13'4" plus recesses (6.78m x 4.06m plus recesses)

A most impressive room which is well fitted with a range of cottage style kitchen units with granite work surfaces and upstands which incorporate: Built-in fridge, dishwasher and cooker extractor hood.

Inset Belfast sink with antique style taps and a cupboard below.

Adjacent work surfaces with cupboards and drawers below.

Antique style oak island unit with inset granite worktop, cupboards and drawers below. Space for range style cooker.

Quarry tiled floor. Radiator. Two double glazed windows to the rear aspect. Stable style door to the rear garden. Two inset ceiling lights.

Exposed brickwork. Hatch to small loft space.

Walk-in shelved larder cupboard with quarry tiled floor. Doors to family room, utility room and downstairs cloakroom.

N.B. The Rangemaster cooker which has five gas rings, a grill and two ovens is available by separate negotiation.



Kitchen/Breakfast Room



Downstairs Cloakroom

7'11" x 5'6" (2.41m x 1.68m)

Wall mounted wash basin. WC with concealed cistern. Quarry tiled floor. Extractor fan. Double glazed window. Antique style radiator/towel rail.



Utility Room

8'2" x 4'3" (2.49m x 1.30m)

Wall mounted gas fired central heating boiler. Quarry tiled floor. Double eye level wall cupboard. Spaces for washing machine and tumble dryer. Spaces for two upright fridge/freezers.

Family Room

15'6" x 13'3" (4.72m x 4.04m)

Double glazed window to the front aspect. Radiator. TV point.



First Floor Landing

A wide landing area which is well lit by two double glazed windows to the rear aspects. Built-in storage/linen cupboard.

Bedroom One

15'10" x 11'4" (4.83m x 3.45m)

Radiator. TV point. Double glazed window to the rear aspect.



En-Suite Shower Room

6'11" x 6'2" (2.11m x 1.88m)

Fitted with a contemporary white suite and fully tiled walls. Quadrant shower cubicle with Grohe shower unit. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Oak flooring. Chrome heated towel rail. Double glazed window. Extractor fan. Three inset ceiling lights. Fitted mirror with LED lighting.



Bedroom Two

12'7" x 9'6" plus walk-in wardrobe (3.84m x 2.90m plus walk-in wardrobe)

Radiator. Double glazed window to the front aspect. Hatch to loft space.

Walk-in wardrobe cupboard with lighting, fitted rail and shelving.



En-Suite Shower Room

Fitted with a contemporary white suite and fully tiled walls. Vanity unit wash basin with mixer tap and cupboard below. Fully tiled shower cubicle with Grohe shower unit. WC with concealed cistern. Chrome heated towel rail. Three inset ceiling lights. Extractor fan.



Bedroom Three

14'1" x 11'1" (4.29m x 3.38m)

Double glazed windows to the front and rear aspects. Two radiators. Built-in wardrobe cupboard. Open fireplace.



Bedroom Four

11' x 9' (3.35m x 2.74m)

Radiator. Double glazed window to the front aspect. Built-in wardrobe cupboard. Open fireplace.



Family Bathroom

6'11" x 5'10" (2.11m x 1.78m)

Fitted with a contemporary white suite and fully tiled walls. Panel bath with folding shower screen and Grohe shower unit. Low level WC. Pedestal wash basin. Chrome heated towel rail. Oak flooring.



Front Garden

Approximately 30' in depth by 50' in width. Enclosed by established hedges and fencing. Lawn area. Dwarf privet hedge. Flower borders. Mature silver birch tree. Outside light. Block-paved pathway. Block-edged gravel driveway with parking for several vehicles.



Rear Garden

A private rear garden which measures approximately 55' x 40' and enjoys a sunny south facing aspect.

Extensive paved patio area and pathway. Two lawn areas. Flower borders. Various shrubs and trees. Outside tap, light and power. Gated side pedestrian access to the front garden. Gate leads to the rear courtyard.



Gazebo

9'10" x 9'8" (3.00m x 2.95m)

A useful addition to the garden providing a covered outside entertaining area with light and power connected.



Rear Courtyard

Located to the rear of the garden is secure enclosed courtyard which is approached via remote controlled double opening gates.

There is parking for several vehicles as well as the double garage & the car port.

Gate leads to the rear garden.

Double Garage

17'6" x 15'11" (5.33m x 4.85m)

Two sets of double opening wooden doors. Light and power connected.



Adjacent Car Port

17'9" x 8'1" (5.41m x 2.46m)

Under cover parking for one car. Light and power connected. Outside tap.

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

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.

