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Established 1986

Independent Estate Agents and Valuers



3 Meadowlands, Bishop's Stortford, Hertfordshire, CM23 2HY

Guide price £485,000

OPEN HOUSE ON SATURDAY 25TH APRIL. STRICTLY BY APPOINTMENT.

A magnificent 1930's built semi detached house which has undergone a stunning transformation into a four bedroom family home.

The impressive accommodation has gas central heating, full replacement double glazing and comprises: Entrance hall, downstairs cloakroom, bay fronted sitting room, enormous kitchen/dining/family room with a luxury fully integrated kitchen and full-width folding doors opening out onto a raised rear terrace and a fantastic view beyond. On the first floor there are three bedrooms and a contemporary bathroom. On the second floor is a master bedroom suite which comprises: Walk-in wardrobe, luxury en-suite shower room and a large double bedroom with a Juliet balcony and superb view over the rear garden and paddocks beyond.

The rear garden is approximately 100' in length and is divided up into several different areas. There is a greenhouse and a recently erected garden shed to the rear of the plot as well as access to the paddock located to the rear of the property. The front garden has a block paved driveway which provides off-road parking for two cars.

The property is located on the sought after north-west side of Bishop's Stortford close to Grange Paddocks and within a short level walk of the town centre. The mainline railway station is also within walking distance.
EPC Pending.

Arched Front Door to

Entrance Hall

Radiator. Laminated flooring. Stairs to the first floor. Fitted storage cupboards. Understairs storage cupboard. Built-in storage cupboard housing Glow-Worm gas fired central heating boiler.

Downstairs Cloakroom

Fitted with a contemporary white suite.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Laminated flooring. Radiator. Double glazed window.



Sitting Room

13' into bay x 10'6" (3.96m into bay x 3.20m)

Double glazed bay window with bench seat incorporating a radiator. Two wall light points. TV point.



Kitchen/Dining/Family Room

27' 9" 16'4" (8.23m 2.74m 4.98m)

A magnificent open plan room which incorporates two areas as described below.

Luxury Kitchen

16'4" x 12'6" (4.98m x 3.81m)

Extensively fitted with gloss white soft close units and granite effect work surfaces which incorporate: Two stainless steel ovens, ceramic hob, stainless steel chimney style extractor hood, fridge/freezer, dishwasher and washing machine.

Stainless steel inset, one and a half bowl sink unit with mixer tap and adjacent stainless steel drainer. Adjacent and opposite work surfaces with cupboards and drawers below which includes the island unit and breakfast bar. Five eye level cupboards with lighting below. Fitted shelving. Kick panels with integrated heater and LED lighting. Laminated flooring. Radiator. Eight inset ceiling lights. Double glazed window.



Dining/Family Room

16'4" 14'4" (4.98m 4.37m)

Well lit by full-width folding doors which lead onto the rear terrace and by a lantern light window.

Laminated flooring. Two radiators. TV point. Eight inset ceiling lights.

This room enjoys a fantastic view over the rear garden and paddocks beyond.



First Floor landing

Stairs to the second floor. Double glazed window.

Bedroom Two

12'6" x 10'6" (3.81m x 3.20m)

Radiator. Double glazed window.



Bedroom Three

12'11" into bay x 10'4" (3.94m into bay x 3.15m)

Radiator. Double glazed bay window.



Bedroom Four/Study

7'8" x 5'5" (2.34m x 1.65m)

Radiator. Double glazed window.



Luxury Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Fitted with a contemporary white suite, fully tiled walls and floor. Wall mounted semi-pedestal wash basin with mixer tap. Low level WC. Panel bath with swan neck mixer tap and shower attachment. Chrome heated towel rail. Four inset ceiling lights. Extractor fan. Double glazed window.



Second Floor Accommodation

Bedroom One

15'5" x 12'2"ax (4.72m x 3.71max)

Radiator. Two wall light points. Double glazed window. Double glazed picture windows and French doors leading to a Juliet balcony.

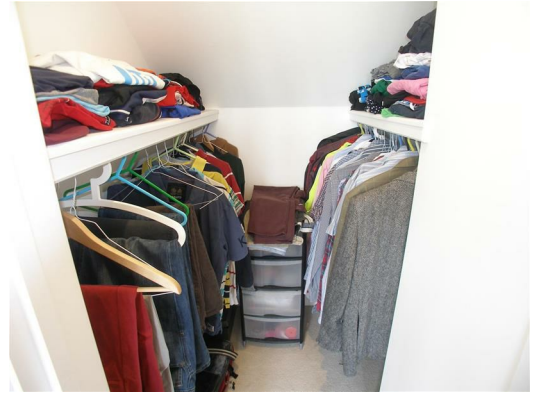


View over garden and paddocks



Walk-in Wardrobe

4'9" x 4'6" max (1.45m x 1.37m max)
Inset light. Fitted hanging rails and shelving.



En-Suite Shower Room

7'7" x 5'11" (2.31m x 1.80m)
Fitted with a contemporary white suite, fully tiled walls and floor. Wall mounted vanity unit with mono-bloc mixer tap and cupboards below. WC with concealed cistern. Two inset ceiling lights. Double-width walk-in shower cubicle with glazed screen, overhead shower unit and hand held attachment. Chrome heated towel rail. Extractor fan. Velux double glazed skylight window. Eaves storage cupboard with light connected.



Rear Garden

A superb rear garden which is approximately 100' in length. Raised rear paved terrace located immediately to the rear of the house. Two outside lights. Wrought iron railings and steps leading down to the next part of the garden. Second paved patio area. Flower and shrub beds. Steps down to lawn area with flower and shrub beds. Magnificent Magnolia tree. Flowering cherry tree. Third paved patio to the rear of the plot with hardstanding for greenhouse and newly erected garden shed. Gated rear pedestrian access leads out to the paddock to the rear of the property.



Front Garden

Double-width block paved driveway provides off-road parking for two cars. Outside light and tap. Gated side pedestrian access leads to the rear garden.

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.

