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**LEDNOR**  
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*Independent Estate Agents and Valuers*



**53 Norfolk Way, Bishop's Stortford, Hertfordshire, CM23 3PN**

**£299,995**

A well maintained and extended four bedroom semi detached house which does require some modernisation.

The accommodation which has gas central heating, double glazing and cavity wall insulation comprises: Entrance hall, lounge/dining room, downstairs cloakroom/utility room, kitchen/breakfast room, three good sized bedrooms plus fourth bedroom/nursery/study and a modern shower room.

There is a well tended and private 70' rear garden and a 40' front garden with a block-paved driveway which provides parking for two cars.

The property is close to local shops and within walking distance of the town centre and the mainline railway station. EPC pending.

## Double glazed door to

### Entrance Hall

Laminated flooring. Double glazed window. Cloaks hanging area. Stairs to the first floor. Baxi wall mounted gas heater. Door to

### Lounge/Dining Room

19'3" x 11'10" max (5.87m x 3.61m max)

Double glazed window. Coving to ceiling. Fitted gas fire with back boiler for central heating and hot water. TV and telephone points. Radiator. Double glazed sliding patio doors to the rear garden. Door to



### Inner Lobby

Laminated flooring. Understairs storage cupboard. Doors to cloakroom and kitchen/breakfast room.

### Cloakroom/Utility Room

5'9" x 5'3" (1.75m x 1.60m)

Pedestal wash basin. Low level WC. Ceramic tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Double glazed window. Double eye level wall cupboard. Half tiled walls.

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### **Kitchen/Breakfast Room**

19'2" x 7'10" (5.84m x 2.39m)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Space and plumbing for dishwasher. Space for upright fridge/freezer. Space for table. Space for cooker with cooker extractor hood above. Two double eye level wall cupboards plus shelving. Radiator. Double glazed windows to the front and rear. Double glazed door to the rear garden. Laminated flooring.



### **First Floor Landing**

Hatch to loft space.

**Bedroom One**

15' max x 9'9" (4.57m max x 2.97m)

The measurement shown is into a large wardrobe recess.  
Two double glazed windows. Radiator.



**Bedroom Two**

9'3" x 8'8" (2.82m x 2.64m)

Radiator. Double glazed window. Built-in airing cupboard housing pre-lagged hot water cylinder.



**Bedroom Three**

11'3" x 7'10" (3.43m x 2.39m)

Radiator. Double glazed window.



**Bedroom Four**

6'2" x 6' (1.88m x 1.83m)

Double glazed window. Wall mounted electric heater.



**Shower Room**

7'8" max x 6'10" (2.34m max x 2.08m)

Fitted with a modern white suite and part tiled walls.

Pedestal wash basin. Low level WC. Shower cubicle with Aqualisa shower unit. Heated towel rail. Double glazed window. Shaver point. Wall mounted electric heater. Double glazed window.



### **Rear Garden**

The rear garden is over 70' in length and is enclosed by walls and fencing.

Paved patio area. Large lawn area with well stocked flower and shrub borders. Outside tap. Wooden garden shed.



### **Front Garden**

The front garden is over 40' in length.

Dwarf brick wall to the front boundary. Block-paved driveway provides off-road parking for two cars. Various well stocked flower and shrub beds. Outside tap and light.

### **FINANCIAL SERVICES**

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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.

