

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



**16, Hatch Green, Little Hallingbury, Bishop's Stortford, Herts, CM22
7PU
Guide price £450,000**

OPEN HOUSE ON SATURDAY 16TH APRIL - STRICTLY BY APPOINTMENT.

An extremely well presented and very spacious extended four bedroom semi detached house which has gas central heating and double glazing.

The impressive accommodation comprises: Entrance hall, Sitting room with attractive fireplace, adjacent lounge, study, enormous kitchen/dining room, downstairs cloakroom, utility room, large master bedroom with luxury en-suite shower room, two further double bedrooms, a good sized single bedroom as well as a family bathroom.

The well tended rear garden is over 75' in length and has a split-level patio, a lawn area with well stocked borders and three storage sheds. The front garden measures approximately 40' x 35' and offers off-road parking for about four cars.

The property is located within walking distance of the George public house, local primary school, parish church and the village hall which hosts a part-time post office. There are mainline railway stations at Bishop's Stortford, Sawbridgeworth and Harlow. There are two access points to the M11 motorway just outside Bishop's Stortford and Harlow.

N.B. This property is being offered with no upward chain. EPC Pending.

Large Covered Porch

Outside light. Front door to

Entrance Hall

Stairs to the first floor. Understairs cupboard. Radiator in an ornate enclosure. Double glazed window.

Sitting Room

13'5" x 11' (4.09m x 3.35m)

Radiator in an ornate enclosure. Two wall light points. TV point. Coving. Picture rail. Double glazed window. Attractive fireplace with a stone surround and a living flame gas fire.



Lounge

12'3" x 11'11" (3.73m x 3.63m)

Radiator in an ornate enclosure. Six inset ceiling lights. Double glazed sliding patio doors to the rear garden. TV point. Coving. Picture rail. Bi-fold doors leading to



Kitchen/Dining Room

18'9" x 16'9" max (5.72m x 5.11m max)

A most impressive and well fitted room.

Range of modern oak units and work surfaces which incorporates: Integrated fridge, dishwasher and cooker extractor hood.

Single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Space for table. Spaces for American style fridge freezer and range style cooker both of which are available by separate negotiation.

Two full-height larder/storage cupboards. Six eye level wall cupboards. TV point. Four inset ceiling lights. Ceramic tiled floor. Ceramic tiled splashbacks to work surfaces. Radiators in an ornate enclosures. Coving. Understairs storage cupboard. Doors leading to lobby/utility room and to



Study

11'1" x 10'4" (3.38m x 3.15m)

Radiator in an ornate enclosure. Double glazed window. Coving. Picture rail. Telephone point. Door to entrance hall.



Side Lobby & Utility Room

8'11" x 8'2" utility area only (2.72m x 2.49m utility area only)

Ceramic tiled floor. Radiator. Hatch to loft space. Doors to the front and rear. Space for washing machine. Wall mounted gas fired combination central heating boiler. Fitted cupboards.

Downstairs Cloakroom

5'4" x 5'1" (1.63m x 1.55m)

Pedestal wash basin. Low level WC. Radiator.

First Floor Landing

Radiator in an ornate enclosure. Coving. Dado rail. Built-in shelved linen cupboard.

Bedroom One

18'2" max x 11'10" (5.54m max x 3.61m)

Two double glazed windows. Radiator in an ornate enclosure. Coving. Two triple fitted wardrobe cupboards. Matching bedside cabinets and chest of drawers. Door to



En-Suite Shower Room

7'2" x 3'11" (2.18m x 1.19m)

Fitted with a modern white suite.

Ceramic tiled floor. Vanity unit wash basin with waterfall mixer tap and cupboards below. WC with concealed cistern. Double width fully tiled shower cubicle. Chrome heated towel rail. Inset ceiling light/extractor fan. Double glazed window.



Bedroom Two

14'4" x 10' plus recess (4.37m x 3.05m plus recess)
Two double glazed windows. Radiator in an ornate enclosure.
Coving. Shelved overstairs recess.



Bedroom Three

11' x 10'7" (3.35m x 3.23m)
Radiator in an ornate enclosure. Double glazed window. Coving.
One double fitted wardrobe cupboard plus two single full-height shelved storage cupboards.



Bedroom Four

11'3" x 7'1" (3.43m x 2.16m)
Radiator in an ornate enclosure. Double glazed window. Coving.



Family Bathroom

7'9" x 6' (2.36m x 1.83m)

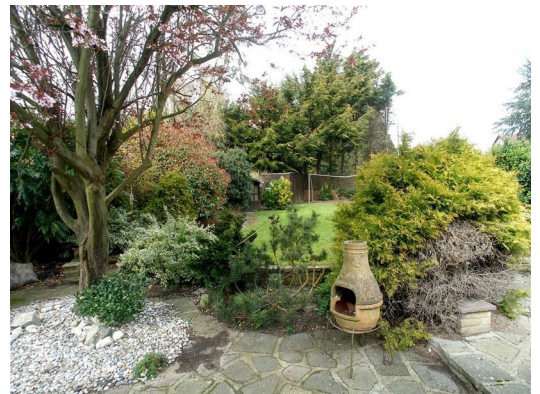
Panel bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Double glazed window. Chrome heated towel rail. Ceramic tiled floor. Half tiled walls. Extractor fan.



Rear Garden

A good sized and well tended rear garden which is over 75' in length.

Full-width split-level patio area. Ornate gravel area. Large lawn area with well stocked flower and shrub borders. Flowering cherry tree. Outside light and power. Hedges and fences to the boundaries. Three wooden garden sheds. Door to the utility room.



Rear Garden



Front Garden

Approximately 40' x 35'

Enclosed on all three aspects by established hedges. Outside lighting. Well stocked flower and shrub borders.

Driveway and hardstanding which provides off-road parking for about four cars. Small wooden garden shed. Door to the utility room.

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

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.

