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Established 1986

Independent Estate Agents and Valuers



11, Mill Road, Henham, Bishop's Stortford, Herts, CM22 6AD

Guide price £650,000

An extremely spacious four/five bedroom detached house which dates back to the 1920's and was at one time the village Post Office stores.

The plot extends to just under 0.4 of an acre and features a magnificent 150' south facing rear garden as well as off-road parking for at least five vehicles plus a garage.

The ground floor accommodation comprises: Entrance hall and lobby, sitting room with fireplace and a small study area, dining room, large conservatory/garden room, fitted kitchen, utility room, downstairs cloakroom, bedroom five/study, bedroom four with en-suite shower room.

The first floor accommodation comprises: Master bedroom with dressing area and en-suite bathroom, two further double bedrooms and a family bathroom.

The property is well located being within walking distance of the primary school, parish church, Cock Public House, village shop and village hall. The nearby village of Elsenham is on the Cambridge to Liverpool Street railway line. The neighbouring towns of Stansted and Bishop's Stortford offer comprehensive shopping facilities and also have railway stations. The M11 motorway at junction eight is only a short drive away on the eastern side of Bishop's Stortford. EPC Band D.

Front door to

Entrance hall

Engineered oak flooring. Coving to ceiling. Doors to sitting room and bedroom five/study.

Inner Lobby

12'2" x 10'6" (3.71m x 3.20m)

Engineered oak flooring. Coving to ceiling. Radiator. Stairs to the first floor. Understairs recess. Doors leading to conservatory, dining room, bedroom four and cloakroom.



Downstairs Cloakroom

8'8" max x 5'4" (2.64m max x 1.63m)

Pedestal wash basin with mixer tap. Low level WC. Radiator. Engineered oak flooring. Double glazed window.



Sitting Room

21'6" x 14'1" plus study area (6.55m x 4.29m plus study area)
Coving to ceiling. Two radiators. TV point. Double glazed windows to the front and rear aspects.

Red brick chimney breast and adjacent plinths housing coal effect gas fire.

STUDY AREA: 1.91m x 1.78m (6'3" x 5'10"). Double glazed window. Coving to ceiling.



Conservatory/Garden Room

15'1" x 11'6" (4.60m x 3.51m)

Engineered oak flooring with underfloor heating. Two wall light points.

Lantern light roof with thermally efficient glass and automatic vents.



Dining Room

12'3" x 9'11" (3.73m x 3.02m)

Ceramic tiled floor. Radiator. Coving to ceiling. Door to inner lobby and arch to the kitchen.



Fitted Kitchen

16'6" x 12'3" max (5.03m x 3.73m max)

Fitted with a range of oak faced units and granite effect work surfaces.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cooker extractor hood over space for range style cooker. Heated towel rail/radiator. Ceramic tiled floor. Wine rack. Range of eye level wall cupboards with lighting below. Recess and plumbing for American style fridge/freezer with two adjacent pull-out larder cupboards. Double glazed windows to the side and rear aspects. Built-in airing cupboard housing pre-lagged hot water cylinder. Door to



Utility Room

7'3" x 5' (2.21m x 1.52m)

Ceramic tiled floor. Chrome heated towel rail/radiator. Plumbing and spaces for dishwasher and washing machine. Vent and space for tumble dryer. One double and one single eye level wall cupboard. Wall mounted gas fired central heating boiler. Double glazed door to the rear garden.

Bedroom Five/Study

12'1" x 10'6" (3.68m x 3.20m)

Radiator. Coving to ceiling. Double glazed window.



Bedroom Four

13'2" x 12'2" (4.01m x 3.71m)

Engineered oak flooring. Radiator. Double glazed window. Door to



En-Suite Shower Room

Vanity unit wash basin with mixer tap, fitted mirror and cupboard below. Low level WC. Pelmet with shaver point and downlighters. Extractor fan. Fully tiled shower cubicle with Aqualisa digital power shower. Three inset ceiling lights. Fully tiled walls. Ceramic tiled floor with underfloor heating. Double glazed window.



First Floor Landing

Radiator. Telephone point. Double glazed Velux windows to front and rear. Doors to bedrooms one, two, three and family bathroom.

Bedroom One

32'8" x 10' max (9.96m x 3.05m max)

Double glazed windows to the front and side aspects. Two radiators. Two eaves storage cupboards. Fitted dressing table and drawers. One double and one single fitted wardrobe cupboard. Door to



En-Suite Bathroom

8'3" x 8' (2.51m x 2.44m)

Pedestal wash basin with mixer tap. Low level WC. Panel bath with mixer tap, shower attachment and tiled splash surround. Eaves storage cupboard. Radiator. Double glazed Velux window to the side aspect.



Bedroom Two

15'9" max x 11'5" (4.80m max x 3.48m)

Radiator. Three eaves storage cupboards. Double glazed window to the front aspect and double glazed Velux window to the rear.



Bedroom Three

13'3" max x 10'6" (4.04m max x 3.20m)

Radiator. Double glazed window to the rear aspect. Two double fitted wardrobe cupboards. Fitted dressing table and drawers.



Family Bathroom

8' x 5'10" (2.44m x 1.78m)

Pedestal wash basin with mixer tap. Low level WC. Panel bath with swan neck mixer tap and shower attachment. Ceramic tiled floor with underfloor heating. Chrome heated towel rail/radiator. Part tiled walls. Double glazed window to the front aspect.



Rear Garden

A magnificent south facing rear garden which measures approximately 45.72m x 21.34m (150' x 70').

Large paved patio area immediately to the rear of the house. Pergola with jasmin and honeysuckle.

Extensive lawn area with flower beds, numerous shrubs and mature trees including: Whispering ash, Horse chestnut, ornate flowering cherry and acacia. Established shrubs and hedges to the boundaries. Fishpool and rockery. Two garden sheds. Door to garage. Outside tap. Gated side pedestrian access to the front garden.



Rear Garden



Front Garden

Approximately 19.81m x 13.72m (64' x 45').

Two lawn areas. Cherry and chestnut trees. Tarmac driveway with parking for at least five cars leads to the garage.

Second side pedestrian access with storage shed.

Garage

22'6" x 10'7" max (6.86m x 3.23m max)

Up and over door. Light and power connected. Door to the rear garden.

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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.



APPROX GROSS INTERNAL FLOOR AREA 2525 SQM
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE