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*Established 1986*

*Independent Estate Agents and Valuers*



## **4, Felstead Crescent, Stansted, Essex, CM24 8UX**

**Guide price £599,995**

OPEN HOUSE ON SATURDAY 21ST MAY - STRICTLY BY APPOINTMENT.

A most impressive, well presented and extended detached townhouse which stands on a corner plot.

The property offers an enormous amount of flexible accommodation in excess of 2,300 square feet as the garage has been partially converted and offers two large rooms, a cloakroom and a storage area.

The tastefully decorated accommodation has high ceilings, gas central heating, Cat 5 cabling and double glazing. It comprises: Entrance hall, downstairs cloakroom, triple aspect lounge with wiring for surround sound, garden room extension, luxury kitchen/dining room with integrated appliances, triple aspect master bedroom with en-suite bathroom and dressing room/bedroom five. On the second floor is another spacious en-suite bedroom, two further bedrooms and a family bathroom.

The good sized part walled rear garden enjoys a sunny south-west facing aspect and has independent access to the rooms in the garage. The front garden is enclosed by attractive wrought iron railings and there is off-road parking for three cars.

The property is well located in this sought after road and is close to open countryside as well as being within walking distance of the mainline railway station which is on the Cambridge to Liverpool St. line. Forest Hall Secondary School is also within easy walking distance.

EPC Band B.

### **Covered Porch**

Outside light. Front door to

### **Entrance Hall**

Stairs to the first floor. Coving to high ceiling. Radiator. Understairs cupboard. Built-in cloaks/storage cupboard. Five inset ceiling lights. Ceramic tiled floor. Doors leading to lounge, garden room, kitchen/dining room and

### **Downstairs Cloakroom**

Fitted with a modern white suite.

Vanity unit wash basin with mixer tap and cupboards below. WC with concealed cistern. Ceramic tiled floor. Double glazed window.

### **Lounge**

19'6" x 11'4" (5.94m x 3.45m)

A spacious room with a high ceiling and triple aspect double glazed windows which includes French doors to the rear garden. Coving to ceiling. Two radiators. TV and satellite points. Integrated wiring for surround sound system.





### Luxury Kitchen/Dining Room

19'5" x 9'1" (5.92m x 2.77m)

Fitted with an extensive range of modern Paula Rosa gloss cream fronted soft close units and granite work surfaces which incorporate: Stainless steel double oven, gas hob, stainless steel chimney style extractor hood and dishwasher.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing plumbed in water softener. Cupboard housing gas fired central heating boiler. One double and four single eye level wall cupboards with lighting below. Space for American style fridge/freezer. Radiator. TV and satellite points. Ceramic tiled floor. Double glazed window.



### Garden Room

13'9" x 12'3" (4.19m x 3.73m)

Wood effect laminated flooring with underfloor heating. Eight inset ceiling lights. TV and satellite points. Velux double glazed skylight window. Double glazed windows on two aspects which includes bi-fold doors leading to the rear garden.



### First Floor Landing

Stairs to the second floor. Four inset ceiling lights. Radiator. Double glazed window

### Master Bedroom

19'5" x 11'3" (5.92m x 3.43m)

Another bright triple aspect room with a high ceiling which features a double glazed bay window to the side aspect.

Two radiators. TV, telephone and satellite points. Coving to ceiling. Door to



### En-Suite Bathroom

14'3" x 5'6" plus cupboard (4.34m x 1.68m plus cupboard)

A large luxury en-suite which has been remodelled by the present owners to incorporate a useful laundry cupboard.

Fitted with a modern white suite and complementary tiling.

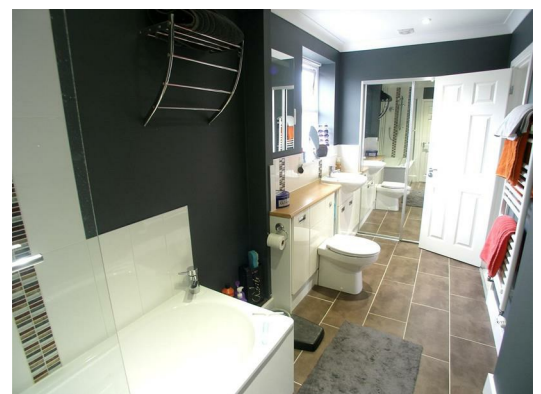
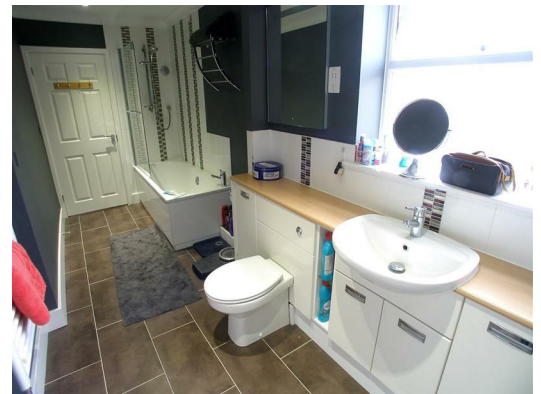
Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Panel bath with glazed shower screen,

tiled splash surround, mixer tap and overhead shower unit. Ceramic tiled floor. Heated towel rail. Double glazed window.

Five inset ceiling lights. Extractor fan. Shaver point. Coving to ceiling. Built-in laundry area with full-height sliding mirror doors

providing spaces for washing machine and tumble dryer. Door leads to

bedroom



### **Dressing Room/Bedroom Five**

13'3" x 9'3" (4.04m x 2.82m)

Originally the fifth bedroom and converted to an en-suite dressing room by the present owners by the fitting of an extensive range of full-height sliding mirror door wardrobe cupboards to two sides.

Radiator. Coving to ceiling. Double glazed window. Door leading back to the first floor landing.



### **Second Floor Landing**

Hatch to part boarded loft space which has a light connected. Coving to ceiling. Three inset ceiling lights. Radiator. Built-in airing cupboard housing Megaflo mains pressure hot water system.

### **Bedroom Two**

13'7" plus recess x 11'6" (4.14m plus recess x 3.51m)

Another spacious dual aspect room.

Coving to ceiling. Radiator. Double built-in wardrobe cupboard with full-height sliding mirror doors. Door to



### **En-suite Shower Room**

10'10" x 5'6" (3.30m x 1.68m)

Fitted with a white suite and complementary tiling.

Double-width fully tiled shower cubicle. WC with concealed cistern. Vanity unit wash basin with mixer tap and cupboard below. Chrome heated towel rail. Inset ceiling light/extractor fan. Two inset ceiling lights. Ceramic tiled floor. Shaver point. Double glazed window.

### **Bedroom Three**

10' x 9'5" (3.05m x 2.87m)

Coving to ceiling. Radiator. Double glazed window.





### **Bedroom Four**

9'4" x 9'1" (2.84m x 2.77m)

Coving to ceiling. Radiator. Double glazed window.



### **Family Bathroom**

7'8" x 5'6" (2.34m x 1.68m)

Fitted with a modern white suite and complementary tiling. Panel bath with fully tiled splash surround, mixer tap, shower attachment, shower rail and curtain. WC with concealed cistern. Vanity unit wash basin with mixer tap and cupboard below. Extractor fan. Three inset ceiling lights. Shaver point. Ceramic tiled floor. Double glazed window.



### **Rear Garden**



### **Garage/Annexe Accommodation**

The front part of the garage has been retained as a useful storage area and still has the original two sets of double opening garage doors. The rear part of the garage has been converted into a games/family room with a cloakroom. The studio room above this has access from the rooms downstairs and independent access from the rear garden.

The incoming purchaser can adapt these spaces into a number of different uses as they require.

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### **Games/Family Room**

17' x 10'9" (5.18m x 3.28m)

TV and satellite points. Large built-in understairs storage cupboard. Double glazed window looking out onto the rear garden. Door to storage area, cloakroom and to the lobby.



### **Downstairs Cloakroom**

Fitted with a white suite.

Low level WC. Pedestal wash basin with tiled splashback. Extractor fan. Ceramic tiled floor. Wall mounted electric heater.

### **Lobby**

Double glazed door from the rear garden. Door leading to games/family room. Stairs to the first floor studio room.

### **Studio room/Home Office**

16'11" x 10'11" (5.16m x 3.33m)

Wall mounted electric heater. Eaves storage cupboards. Double glazed window. Extractor fan. Stainless steel single drainer sink unit with adjacent work surface and cupboard below.



### **Storage area**

17'5" x 6'5" (5.31m x 1.96m)

Two sets of up and over doors. Light and power connected. Door to the rear garden.

### **Front Garden**

Enclosed by wrought iron railings and a shrub hedge.

Two small lawn areas. Paved pathway to the front door.

### **Parking Arrangements**

There is parking for two cars on the driveway leading up to the garage plus the vendors have created an additional space for a small car to the left hand side of the house.

### **RELOCATION AGENT NETWORK**

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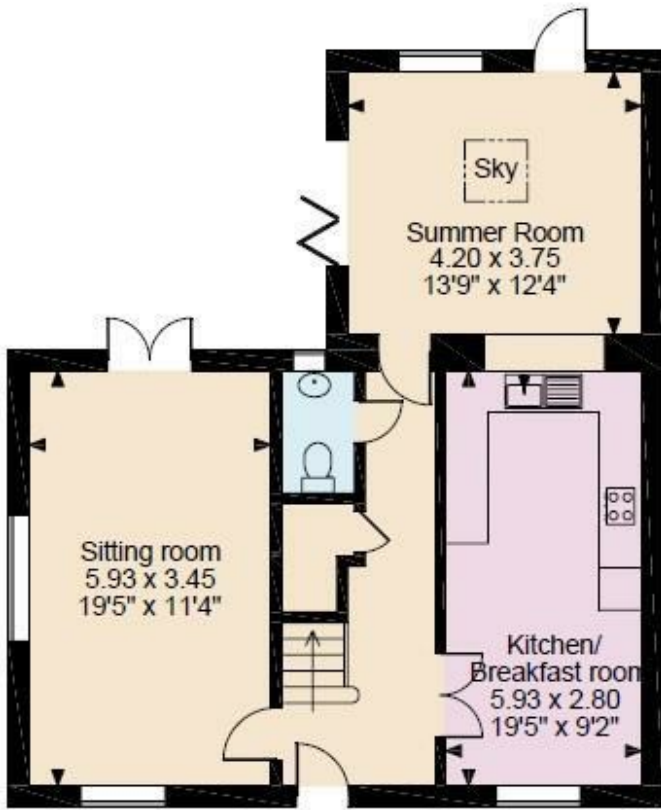
## **FINANCIAL SERVICES**

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

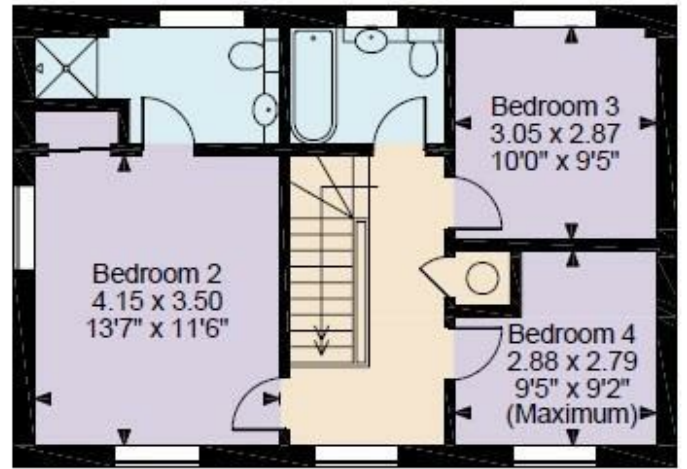
## **Disclaimer**

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.





**GROUND FLOOR**

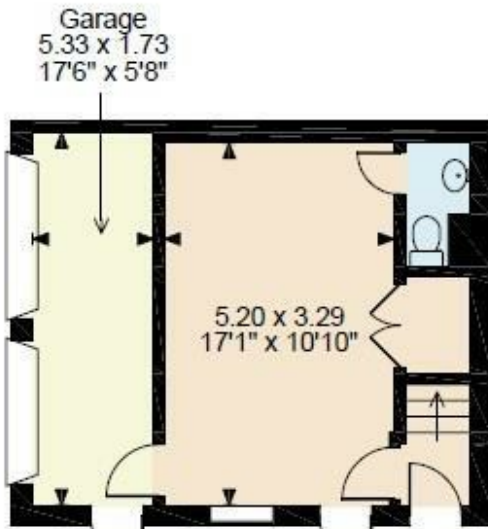


**SECOND FLOOR**

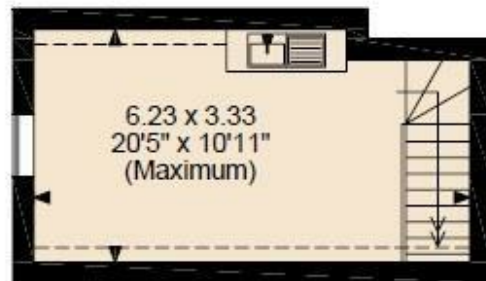


**FIRST FLOOR**

Dressing Room/  
 Bedroom 5  
 4.02 x 2.80  
 13'2" x 9'2"



**ANNEXE GROUND FLOOR**



**ANNEXE FIRST FLOOR**