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Independent Estate Agents and Valuers



17, Woodlands, Bishop's Stortford, Herts, CM23 5BS

Guide price £450,000

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

A well maintained and extended five bedroom semi detached house which offers excellent family accommodation with the benefit of gas central heating and double glazing throughout.

The property comprises: Entrance hall, lounge, dining room, well fitted kitchen/breakfast room with integrated appliances, downstairs cloakroom, modern bathroom with a white suite, three double bedrooms and two single bedrooms.

There is a well tended 45' rear garden which has a westerly aspect. There is driveway parking for two cars as well as an integral single garage.

The property is located in a popular residential cul-de-sac which adjoins Birchanger Woods and is next to Birchwood Secondary School. There are two primary schools within easy walking distance and nearby Snowley Parade offers a very useful selection of local shops. The town centre and mainline railway station are just over a mile away. EPC Band D.

Front Door to

Entrance Hall

Double glazed windows on three aspects. Telephone point. Radiator. Cloaks hanging area. Stairs to the first floor. Glazed panel door to

Lounge

13'7" x 12'3" (4.14m x 3.73m)

Double glazed window. Radiator. TV point. Smeg wall mounted gas fire. Understairs storage cupboard. Wood effect laminate flooring.



Dining Room

10'10" x 8'10" (3.30m x 2.69m)

Radiator. Wood effect laminate flooring. Double glazed sliding patio doors to the rear garden. Door to



Kitchen/Breakfast Room

13'11" x 10'6" (4.24m x 3.20m)

Well fitted with an extensive range of modern gloss white units with 'soft close' doors and granite effect work surfaces which incorporate: Smeg stainless steel double oven, induction hob, stainless steel chimney style extractor hood, dishwasher and fridge.

White 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. Three double and two single eye level wall cupboards. Fitted breakfast bar. Full-height pull-out larder cupboard. Space and plumbing for washing machine. Five inset ceiling lights. Coving to ceiling. Feature vertical chrome radiator. Two double glazed windows and a double glazed door to the rear garden. Door to



Inner Lobby

Doors to garage and

Downstairs Cloakroom

Fitted with a white suite.

Wall mounted wash basin with mixer tap and tiled splashback. Low level WC. Radiator. Double glazed window. Inset ceiling light.



First Floor Landing

Hatch and retractable ladder to part boarded loft which has a light connected and houses the Gas fired condensing central heating boiler.

Bedroom One

12'11" x 10' (3.94m x 3.05m)

Double glazed window.



Bedroom Two

14'4" x 8'8" (4.37m x 2.64m)

Double glazed window. Radiator.



Bedroom Three

10'10" x 10' (3.30m x 3.05m)

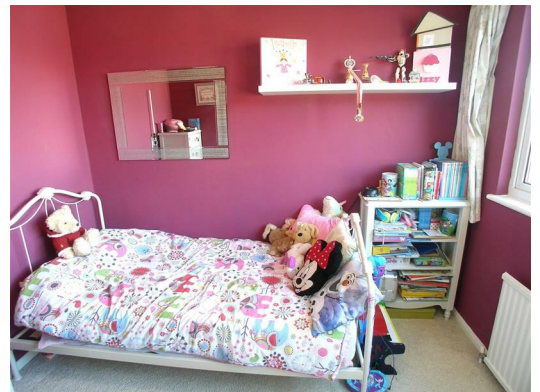
Double glazed window. Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder.



Bedroom Four

9'4" x 8'9" max (2.84m x 2.67m max)

Double glazed window. Radiator.



Bedroom Five

9'9" x 6'7" (2.97m x 2.01m)

Double glazed window. Radiator. Bulkhead wardrobe/storage cupboard.



Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Fitted with a modern white suite and complementing fully tiled walls.

Pedestal wash basin. Low level WC. Panel bath with curved shower screen, fully tiled splash surround, mixer tap and shower attachment. Double glazed window. Radiator. Wall mounted medicine cabinet.



Rear Garden

A well tended west facing rear garden which is approximately 45' in length and is enclosed by fencing on all three aspects.

Full-width block-paved patio area. Lawn area. Flower bed. Outside tap. Gated side pedestrian access to the front garden.



Front Garden

Hedges to the front and one side. Lawn area with well stocked flower borders. Double-width driveway with parking for two cars leads to

Garage

16'4" x 8'10" (4.98m x 2.69m)

Up and over door. Light and power connected. Door to the side. Spaces for upright fridge/freezer and tumble dryer.

Birchanger Woods

At the end of the cul-de-sac is an entrance to Birchanger Woods which has recently undergone renovation and improvements. It is maintained by a local trust and offers picturesque walks through traditional English woodland.



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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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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.

