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Independent Estate Agents and Valuers



## 14, Dalton Gardens, Bishop's Stortford, Hertfordshire, CM23 4DX

**Guide price £435,000**

EXCELLENT OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME WITH A LARGER THAN AVERAGE PLOT AND GREAT POTENTIAL.

Offered for sale with NO ONWARD CHAIN this three bedroom detached family home occupies a private plot and is located at the end of a cul-de-sac. The location is excellent for Bishop's Stortford's highly rated schooling with primary and secondary options within a short walk - the newly relocated Bishop's Stortford High School is an extremely convenient option.

Accommodation consists of a large sitting/dining room, fitted kitchen, three bedrooms and a bathroom. Outside there is a large rear garden which is approximately 60ft deep and there is a wide and gated side access leading to a private front garden. There is a detached single garage to the side of the rear garden and there is scope to create additional off road parking by utilising the base of the garden.

Dalton Gardens is a popular location on Thorley Park. There is easy access to the town centre, train station, Thorley Park community centre and excellent schooling as already mentioned.

EPC Rating is C / Council Tax Band is D (£2200.66 - 2024/25)

### Entrance Hall

Double glazed door leading to hall with stairs to first floor, wall mounted consumer unit, doors to kitchen and sitting/dining room.

### Kitchen

9'7" x 8'8" (2.93m x 2.66m)

Fitted with a good range of wall and base units including an integrated Bosch electric oven with hob and extractor over, integrated fridge and separate freezer, space for washing machine, pantry cupboard, wall mounted Ideal gas fired boiler, double glazed window to rear.



### Sitting/Dining Room

22'4" max x 11'5" max (6.83m max x 3.50m max)

Large and bright reception room with double glazed windows to the front and rear, two radiators and serving hatch through to the kitchen.



### First Floor Landing

Bright landing with double glazed window to the side, doors to all bedrooms and bathroom, airing cupboard with hot water cylinder.

### Bedroom 1

11'5" max (into recess) x 11'0" (3.49m max (into recess) x 3.36m)

Double bedroom with double glazed window to the front and radiator.



### **Bedroom 2**

11'1" x 9'1" (3.40m x 2.79m)

Double bedroom with double glazed window to the rear and radiator.



### **Bedroom 3**

8'5" max (into wardrobe) x 8'1" max (2.58m max (into wardrobe) x 2.47m max)

Fitted double wardrobe, storage cupboard, loft access and double glazed window to front.



### **Shower Room**

8'6" x 5'5" (2.61m x 1.67m)

With double shower unit, vanity unit with basin, WC, heated towel rail, double glazed windows to the rear and side.



### Rear Garden

Large rear garden measuring approximately 60ft long and 30ft wide. Part walled, the garden is mostly laid to lawn with plenty of mature trees and shrubs. There is access to the garage from the garden via a side door and the base of the garden could be utilised for additional off street parking if required.



### Front Garden

There is a pretty and well maintained front garden with a gate leading through to a larger than average space to the side of the property which provides access to the rear garden.

### Single Garage En-Bloc

With an up and over door to the front and side door to the garden.



### LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## **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.

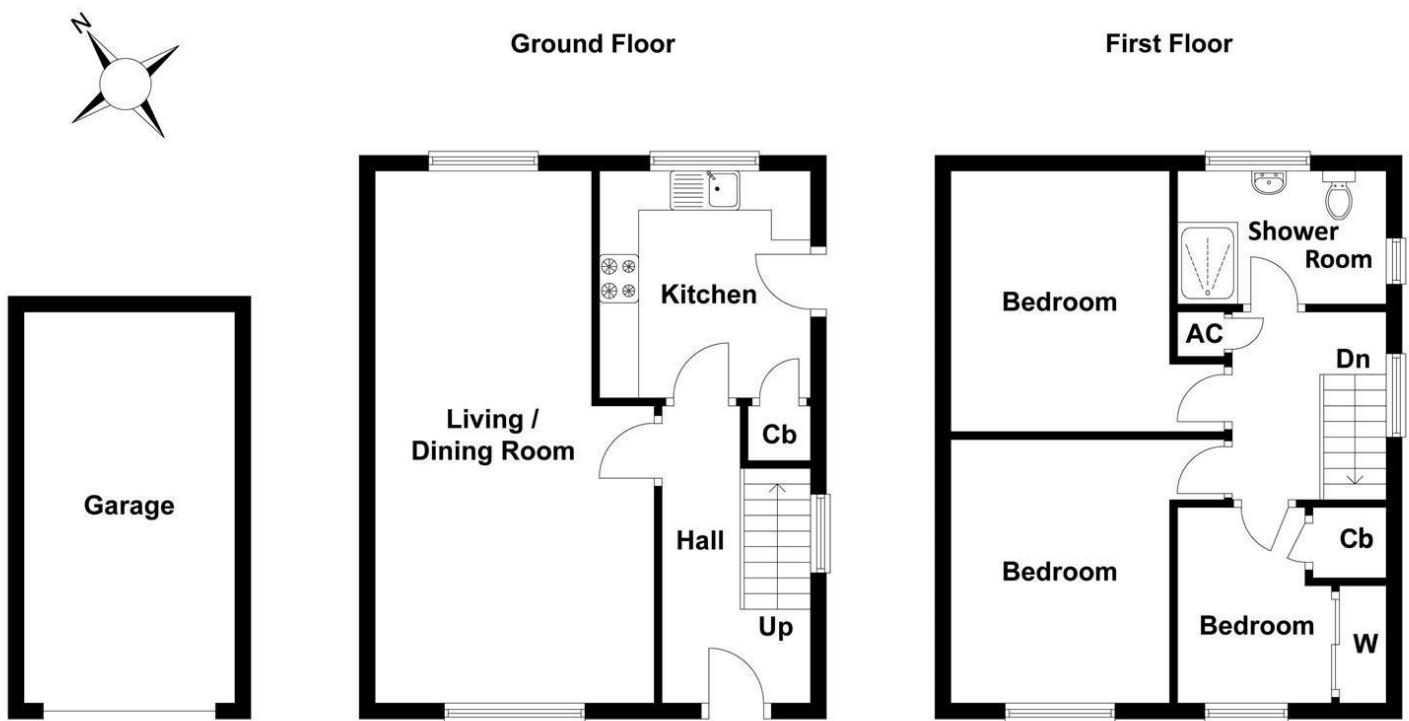
## **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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 & Stablegate Financial are directly authorised by the Financial Conduct Authority.



**APPROX GROSS INTERNAL FLOOR AREA 75.80 SQM (815.90 SQFT)  
(EXCLUDING GARAGE)**

**GARAGE AREA 13.50 SQM (145.31 SQFT)**

This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**