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*Established 1986*

*Independent Estate Agents and Valuers*



**6, Hawthorn Rise, Bishop's Stortford, Hertfordshire, CM23 4AW**

**Guide price £405,000**

BEING OFFERED AS A CHAIN FREE SALE.

A well maintained 1930's built three bedroom terraced house which has gas central heating and double glazing.

The accommodation comprises: Entrance hall, sitting room, kitchen/dining room with a Shaker style kitchen, double glazed conservatory, modern ground floor bathroom and three well proportioned first floor bedrooms.

The property stands on a good sized plot in a small residential cul-de-sac on the southern outskirts of town. The rear garden is approximately 100' in length with sheds and a summer house. The front garden is just over 40' long and has been block-paved to provide off-road parking for at least two cars.

The property is located close to the new development of St James' Park which will soon have a small neighbourhood centre with a Co-op and other useful units plus a children's playground. A primary school is planned. Bishop's Stortford High School has recently opened on it's new site which is within easy walking distance as is the popular Coach and Horses Public House/Restaurant.

The town centre and mainline railway station are about two miles away.

EPC Pending. Council Tax Band C.

**Double Glazed Front Door To:**

**Entrance Hall**

Stairs to the first floor. Door to:

**Sitting Room**

12'11" x 11'9" (3.943 x 3.585)

Open fireplace with adjacent recesses, one of which has fitted shelving. Radiator. Double glazed window to the front aspect. TV and telephone points. Door to:



**Kitchen/Dining Room**

14'8" x 11'5" (4.476 x 3.498)

Well fitted with a range of Shaker style units and wooden worktops. Integrated dishwasher and cooker extractor hood. Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Six eye level wall cupboards. Spaces for cooker and upright fridge/freezer. Radiator. Space for table. Wood effect laminate flooring. Nine inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Understairs storage cupboard. Door to:



**Rear Lobby**

Wood effect laminate flooring. Double glazed door to the conservatory. Door to the bathroom. Utility cupboard with spaces for washing machine and tumble dryer.

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**Conservatory**

13'1" x 7'6" (3.989 x 2.297)

Double glazed windows to one side and rear which include French doors to the rear garden.

Light and power connected. Ceramic tiled floor.

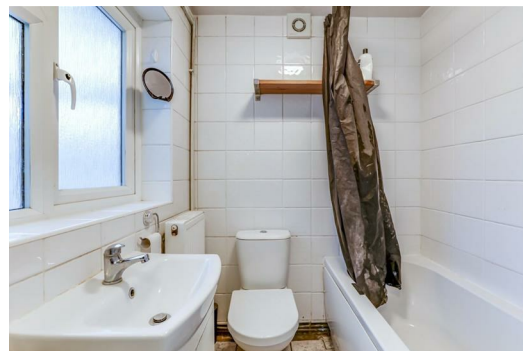


**Bathroom**

5'7" x 5'4" (1.715 x 1.632)

Fitted with a modern suite and fully tiled walls.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with glazed shower screen and shower attachment. Double glazed window to the side aspect. Radiator. Extractor fan.



**First Floor Landing**

Doors to bedrooms.

**Bedroom One**

11'11" x 11'8" plus recess (3.652 x 3.576 plus recess)  
Two double glazed windows to the front aspect. Radiator.  
N.B. The measurements shown do not include the large  
overstairs recess.



**Bedroom Two**

12'11" x 7'1" (3.947 x 2.171)  
Double glazed window to the rear aspect. Radiator. Sealed  
fireplace with a tiled surround.



**Bedroom Three**

9'10" x 7'1" (3.016 x 2.178)  
Double glazed window to the rear aspect. Radiator. Wood effect  
laminate flooring. Hatch and retractable ladder to loft space  
which houses the gas fired combination boiler.



### **Rear Garden**

The rear garden is approximately 100' in length. Small paved area plus paved pathway to the rear of the plot. Outside tap. Ornate gravelled area. Lawn area. Two garden sheds. To the rear of the plot is a detached summer house. Beside that is a gated access which leads to a service road in between Hawthorn Rise and Highland Road. We understand that it could be possible to create some more off-road parking at the end of the garden or to erect a garage, subject to the required permissions.



### **Front Garden**

Just over 40' in length. 3' picket fencing to both sides. Outside light and power point. Extensive block-paved driveway with room to park at least two cars.

### **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.

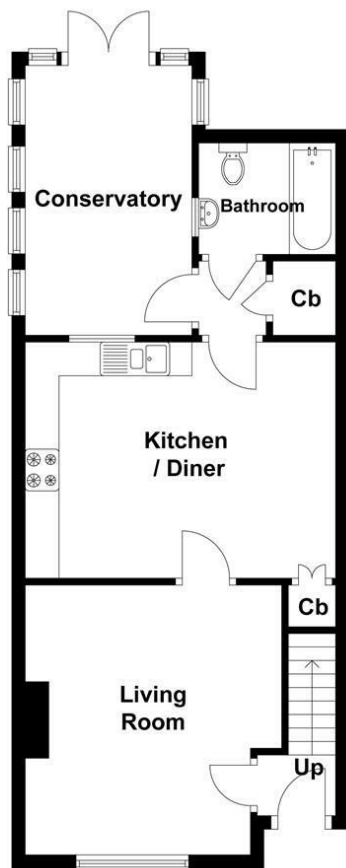
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

### **LOCAL INFORMATION**

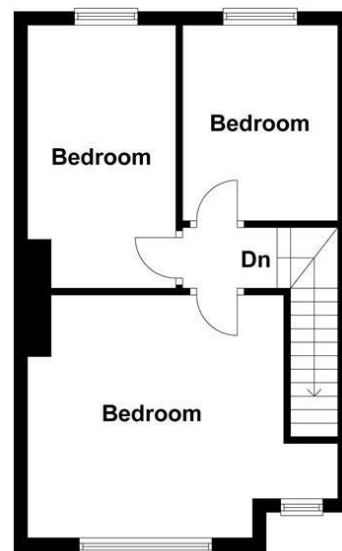
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

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.

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**Ground Floor**



**First Floor**

**APPROX GROSS INTERNAL FLOOR AREA 84.80 SQM (912.77 SQFT)**

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