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Independent Estate Agents and Valuers



62, Rochford Road, Bishop's Stortford, Herts, CM23 5EX

Guide price £625,000

A greatly extended detached house which offers very spacious family accommodation with gas central heating and double glazing.

The accommodation comprises: Entrance hall, downstairs cloakroom, sitting room, fitted kitchen with integrated appliances, dining room, large family room, utility room, three generous double bedrooms and a modern shower room.

The west facing rear garden is approximately 100' in length. The front garden has a road frontage of 55' and has two driveways which provide off-road parking for three cars plus there is an attached single garage.

This is a very sought after area of established house built by the Allen Brothers on good sized plots. There are two well regarded primary schools and Birchwood Secondary School within easy walking distance as is a very useful selection of shops at nearby Snowley Parade. Junction eight of the M11 motorway is also a short drive away. The town centre and mainline railway station are just over a mile away.

Council Tax Band D. EPC Pending.

Front door To:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Radiator. Telephone point. Front door with two side lights. Doors to sitting room, kitchen and:

Downstairs Cloakroom

8'7" x 2'10" (2.641 x 0.888)

Feature circular double glazed window to the front aspect. double glazed window to the rear aspect. Vanity unit wash basin with cupboard below. Radiator. Low level WC.

Sitting Room

13'2" x 11'11" (4.016 x 3.650)

Bay fronted double glazed window to the front aspect. Radiator. TV point. York stone fireplace with marble hearth.



Kitchen

9'9" x 9'4" (2.995 x 2.870)

Fitted with a range of matt cream Shaker style 'soft close' units and black granite work surfaces with matching upstands.

Integrated appliances include: Neff induction hob, stainless steel chimney style extractor hood, oven, microwave, Bosch dishwasher, washing machine and fridge.

Stainless steel inset one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Six single eye level wall cupboards. One glass fronted display cabinet with drawers below. Radiator. Double glazed window to the rear aspect. Door to the rear garden and:



Dining Room

9'7" x 9'6" (2.942 x 2.916)

Radiator. Arch to:



Family Room

14'8" x 11'6" (4.479 x 3.522)

An excellent addition to the house.

Well lit by double glazed windows on two aspects which includes sliding patio doors to the rear garden.

Radiator. TV point. Door to:



Utility Room

12'10" x 4'1" (3.921 x 1.258)

Fitted worktop and cupboards. Wall mounted gas fired central heating boiler. Wood effect laminate flooring. Radiator. Eye level cupboard. Space for freezer. Double glazed window to the side aspect and door to the rear garden. Door to the garage.

First Floor Landing

Double glazed window to the side aspect. Hatch and retractable ladder to part boarded loft space with light connected

Bedroom One

12'7" x 11'6" into wardrobes (3.859 x 3.524 into wardrobes)

Double glazed window to the front aspect. Radiator. Range of built-in wardrobe cupboards to one wall with adjacent airing cupboard housing pre-lagged hot water cylinder. Large central double bed recess with bedside cabinets and cupboards over and two adjacent single wardrobe cupboards. Two wall light points. Telephone point.



Bedroom Two

10'6" x 9'7" (3.204 x 2.933)

Double glazed window to the rear aspect. Radiator. Double fitted wardrobe cupboard with cupboards above. Adjacent dressing table recess with cupboards above.



Bedroom Three

15'2" x 8'9" (4.627 x 2.682)

Two double glazed windows to the front aspect. Radiator. Double fitted wardrobe cupboard with cupboards above. Adjacent dressing table recess with cupboards above. Fitted shelves.



Shower Room

8'7" x 5'6" (2.624 x 1.684)

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

Two double glazed windows to the rear aspect. Ceramic tiled floor. Radiator. Quadrant shower cubicle with Mira shower unit. Vanity unit wash basin with mixer tap and cupboard below. Wall cupboards with mirror. Adjacent WC with concealed cistern.



Rear Garden

The rear garden is approximately 100' in length and enjoys a sunny westerly aspect.

Paved patio area immediately to the rear of the house with remote controlled sun awning above. Shaped lawn area with abundantly stocked flower and shrub borders. 6' fencing on all three aspects. Outside light and tap.

Paved pathway leads to the rear of the plot where there is a further paved area, wooden garden shed and various shrubs including some established lilac trees.

Gate leads to a covered side pedestrian access with inset lighting which leads to the front garden.



View Across Bishop's Stortford

A delightful panoramic view of the town.



Further View Of Rear Garden

Rear Views Of House



Front Garden

An impressive 55' road frontage.

Dwarf brick wall to the front. Wrought iron gates lead to two driveways and path leading to the front door.

Lawn area with flower beds and various shrubs and conifers. Gate leads to a discreetly located bin storage area. outside light.

There are two driveways. One providing parking for a car and the other, which leads to the garage, has room to park two cars.

Garage

18'6" x 7'5" (5.646 x 2.282)

Double opening garage door. internal door to the utility room. Light and power connected. Vent for tumble dryer. Mezzanine storage area.

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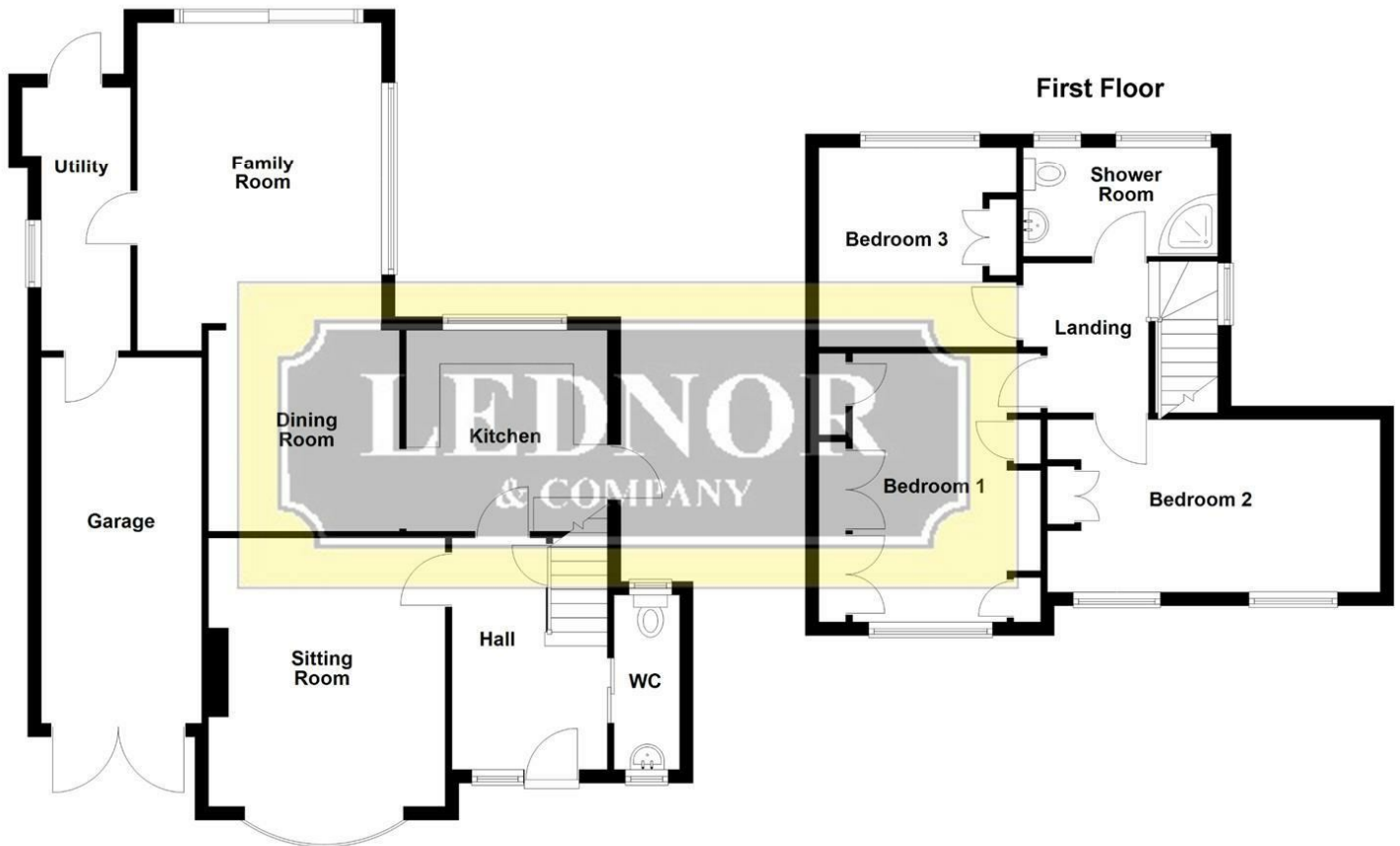
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does 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.



Ground Floor

First Floor



APPROX GROSS INTERNAL FLOOR AREA 1225 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE