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Established 1986

Independent Estate Agents and Valuers



41, Badgers, Bishop's Stortford, Hertfordshire, CM23 4ET

Guide price £625,000

CHAIN FREE – A very well-presented four-bedroom detached family home, quietly situated at the end of a sought-after cul-de-sac. This home offers generous accommodation and an impressive plot with a 50ft west-facing rear garden and a large front garden. There is potential to utilise the front garden for additional parking (subject to any necessary consents).

The spacious accommodation includes a fitted kitchen with integrated appliances, a ground floor cloakroom, two large reception rooms, four well-proportioned bedrooms and two bath/shower rooms. Further benefits include a driveway, large tandem garage, gas-fired central heating and double glazing throughout.

The property is close to Thorley Neighbourhood Centre and the Thorley Wedge Park and Play Areas. It is also within comfortable walking distance of the train station and town centre.

The EPC Rating is TBC / The Council Tax Band is E

Entrance Hall

With stairs to the first floor, under stairs storage cupboard with consumer unit and electricity and gas meters.



Ground Floor Cloakroom

With WC and basin.

Sitting Room

16'10" x 12'10" (5.14m x 3.93m)

Spacious and bright reception room with gas fire and double doors through to;



Dining Room

12'11" x 11'6" max (3.94m x 3.52m max)
With sliding doors opening onto the rear garden.



Fitted Kitchen

9'11" x 9'10" (3.04m x 3.02m)
Fitted kitchen with wall and base units and integrated appliances including;

- Dishwasher
- Electric oven with four ring gas hob and extractor over
- Fridge
- Washing machine



First Floor Landing

Airing cupboard with hot water cylinder and access to a part boarded loft space. The loft hatch is large and there is a fitted ladder for ease of access.

Bedroom 1

15'8" max x 11'7" max (4.79m max x 3.54m max)

Large double bedroom with ample space for wardrobes and door to;



En-Suite Shower Room

Spacious shower room with double shower unit, basin and WC.



Bedroom 2

10'2" x 10'2" (3.12m x 3.12m)

Double bedroom.



Bedroom 3

11'6" x 7'10" (3.53m x 2.39m)

Double bedroom.



Bedroom 4

10'2" x 7'1" (3.12m x 2.18m)



Bathroom

With bath and wall mounted shower over, heated towel rail, WC and basin.



Front

To the front of the property there is driveway parking leading onto a tandem garage and a large low maintenance garden - the front garden offers scope to provide additional parking. There is gated side access leading through to;



West Facing Rear Garden

Wonderful West facing rear garden extending to approximately 50ft. The garden benefits from established planting which provides excellent privacy.



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 a survey, nor 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.

**Approximate Gross Internal Area 1216 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 608 sq ft – 56 sq m

First Floor Area 608 sq ft – 56 sq m

Garage Area 267 sq ft – 25 sq m

