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Established 1986

Independent Estate Agents and Valuers



35, Dunmow Road, Bishop's Stortford, Herts, CM23 5HE

Guide price £600,000

IDEALLY LOCATED BEING A SHORT WALK TO THE STATION, HERTS & ESSEX HIGH SCHOOL AND HOCKERILL ANGLO-EUROPEAN COLLEGE.

A very spacious three bedroom detached which was built by Cannon Brothers in the 1920's builders for one of their own family.

The accommodation which has been well maintained, has gas central heating and double glazing. However, it does require modernisation.

The property comprises: Entrance porch and entrance hall, bay fronted sitting room, dining room, breakfast room, kitchen, downstairs cloakroom, three generously proportioned bedrooms and a modern first floor shower room.

There is a private front garden with pedestrian access from the Dunmow Road. There is a 75' rear garden with a garage, driveway and turn-around area which provides off-road parking for at least four cars. N.B. Vehicular access: The property is at the end of a small service road which is just off Manor Road. N.B. First time viewers are recommended to contact us for directions.

As previously mentioned, the house is very close to two of the most sought after schools and the mainline railway station which is on the Cambridge to Liverpool St. line offers an excellent commuter service and has a link to Stansted Airport. Just beyond the station is the town centre which has an extensive range of shopping, dining and entertainment establishments. Junction eight of the M11 motorway is just over one and a half miles away. EPC Rating E. Council Tax Band E.

Arched Entrance porch

Quarry tiled step. Front door to:

Entrance Hall

Stairs to the first floor. Radiator. Telephone point. Small cloaks cupboard. Doors to sitting room, dining room and breakfast room.



Bay Fronted Sitting Room

17'3" into bay x 13'10" (5.282 into bay x 4.223)

Well lit by a large double glazed bay window to the front aspect. Three radiators. TV point. Fireplace with a wood burning stove in York stone surround, wooden bressumer and a tiled hearth.



Dining Room

14'0" x 10'11" (4.273 x 3.351)

Two radiators. Double glazed picture windows and door to the rear garden.



Breakfast Room

10'10" x 9'6" (3.314 x 2.912)

Ceramic tiled floor. Full-height cupboard housing Worcester Bosch gas fired central heating boiler. Radiator. Double glazed window to the side aspect. Understairs larder cupboard with light connected, ceramic tiled floor and window to the side aspect. Double glazed door to the side porch. Spaces for fridge/freezer and table. Arch to:



Kitchen

8'6" x 7'6" (2.604 x 2.295)

Stainless steel two and a half bowl sink unit with swan neck mixer tap and cupboard below. Opposite and adjacent work surfaces with cupboards and drawers below. Space for range style cooker with cooker extractor hood above. One corner and seven single eye level wall cupboards. Ceramic tiled floor. Double glazed windows to the side and rear aspects.



Lobby

Double glazed window to the side aspect. Ceramic tiled floor. Door to:

Downstairs Cloakroom

4'3" x 3'4" (1.299 x 1.035)

Vanity unit wash basin. Low level WC. Half tiled walls. Ceramic tiled floor. Double glazed window to the side aspect.



Side Porch

13'11" 3'8" (4.263 1.138)

Quarry tiled floor. Outside light. Polycarbonate roof. Doors to the front and rear gardens. Door leading into the kitchen.

First Floor Landing

Hatch to loft space.

Bedroom One

15'1" into bay x 11'0" plus door recess (4.607 into bay x 3.367 plus door recess)

A large bay fronted master bedroom with double glazed windows to the front aspect.

Radiator. One double and one single built-in wardrobe cupboard plus a further small built-in cupboard.



Bedroom Two

14'1" x 14'0" (4.293 x 4.285)

Another large double bedroom which has double glazed windows to the side and rear aspects and radiator.



Bedroom Three

9'11" x 9'6" (3.037 x 2.909)

Double glazed window to the front aspect. Radiator. Two wall light points. Double built-in wardrobe cupboard.



Shower Room

7'5" x 6'5" (2.268 x 1.959)

Fitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and drawers below. Large triple walk-in shower with a glazed screen. Shaver point. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Six inset ceiling lights. Mirror fronted medicine cabinet. Low level WC. Double glazed window to the side aspect.



Rear Garden

If you include the driveway area to the rear of the plot, the garden extends to approximately 75'.

Block-paved patio immediately to the rear of the house. Lawn area with rose, flower and shrub borders. Various trees. Fencing on three aspects.



Large Brick-Built shed

8'2" x 6'9" (2.510 x 2.082)

Rear Of House



Driveway And Turn-Around Area

The vehicular access to the this property is via a service road just off Manor Road.

The property is at the end of this road and is approached via double opening gates.

The block-paved driveway has room to park at least three cars plus room for two more in the turn-around area.



Attached Garage

19'6" x 8'6" (5.945 x 2.615)

Up and over door. Light and power connected. window to the front aspect and door leading to the front garden.

Front Garden

Approximately 45' in width by 27' in depth.

This is a private enclosed garden being at the end of a pathway with steps leading down to the Dunmow Road.

Enclosed by fencing, walls and hedges. Block-paved area and pathway to the front and side doors. Ornate stone area with rockery, stepping stone path, various shrubs and evergreen plants.

Doors to the garage and the side porch.

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

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.

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.

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Disclaimer

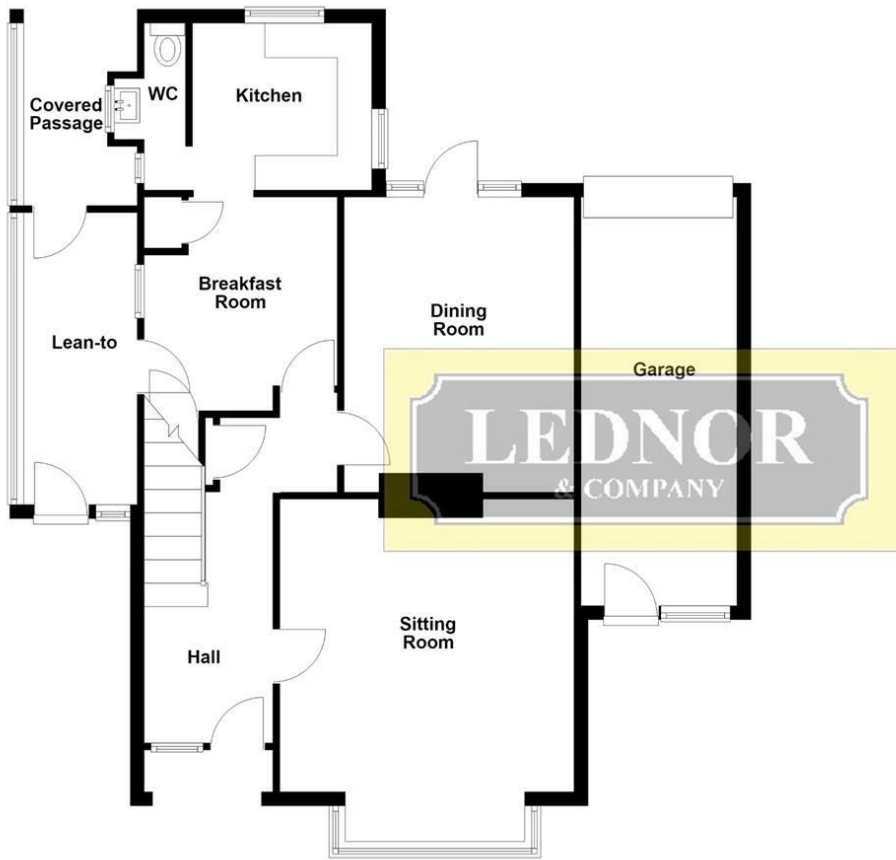
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

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.

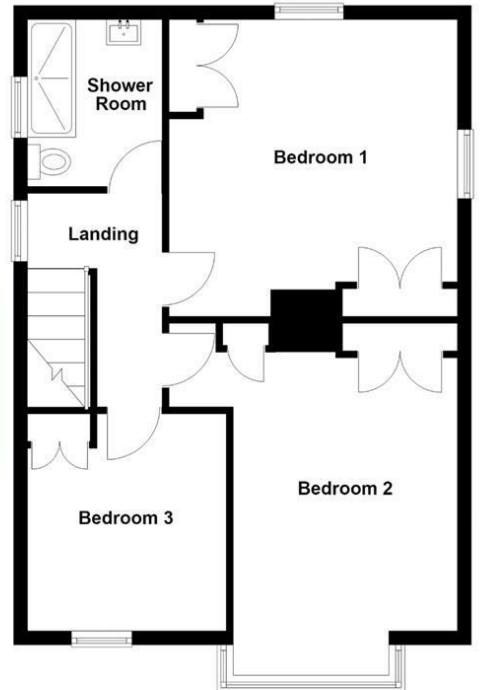
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1345 SQFT (excluding Covered Passage and Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE