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**Muster, Horseshoe Hill, Great Hormead, Near
Buntingford, Hertfordshire, SG9 0NL
Guide price £620,000**

An extremely spacious three double bedroom bungalow which occupies a large plot within a conservation area close to the centre of a very sought after Hertfordshire village.

This impressive property has been well maintained but would benefit from some updating. There is oil fired central heating and double glazing throughout. The accommodation comprises: Entrance porch, entrance hall with adjacent study area, large sitting room with attractive fireplace, enormous kitchen/dining/family room, conservatory, master bedroom suite with en-suite bathroom and dressing room, cloakroom, family bath/shower room, attached double garage.

The west facing rear garden is approximately 105' in length and very private. The 75' long front garden means that the property is set well back from the lane and has a driveway with room to park at least eight cars.

Horseshoe Hill is a lovely road of varied housing. It is close to St Nicholas Church, the village hall and Hormead Church of England First School and nursery. The market town of Buntingford is just under three miles away and the larger town of Bishop's Stortford which has a mainline railway station, is just under eleven miles away.

EPC Band D. Council Tax Band F.

Front Door To:

Entrance Porch

Ceramic tiled floor. Inset ceiling light. Door to:

Entrance Hall

9'11" x 9'0" (3.030 x 2.760)

Double glazed window. Door to sitting room. Two arches lead to the bedroom areas.

Opening to:



Study Area

10'0" x 6'8" (3.071 x 2.047)

Radiator. Two wall light points. Hatch to loft space.



Sitting Room

16'6" x 16'2" (5.044 x 4.941)

A very spacious reception room which is well lit by double glazed windows to the front aspect. Three radiators. TV point. Fireplace with brick surround. Door to:



Enormous Kitchen/Breakfast/Family Room

17'0" x 15'10" (5.184 x 4.832)

Fitted with an extensive range of shaker style units and wood effect work surfaces.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. One double and six single eye level wall cupboards plus shelving with lighting below. Full-height double larder cupboard. Spaces for cooker, fridge, and upright fridge/freezer. Space for dining table and chairs in the centre of the room plus lounge chairs to the rear of the room. Full-height double cupboard with Grant oil fired central heating boiler and drying shelves.

Two radiators. Eleven inset ceiling lights. Double glazed window to the rear aspect and door to:



Conservatory

16'3" x 5'7" (4.967 x 1.706)

Quarry tiled floor. double glazed windows on three aspects including French doors to the rear garden. Spaces for washing machine and tumble dryer.



First Inner Lobby

Doors leading to master bedroom suite and bedroom two.

This lobby is lined with three large double wardrobe/storage cupboards along one wall.

Master Bedroom Suite

An extremely spacious set of three rooms which are described separately below.

Bedroom One

15'11" x 9'5" (4.863 x 2.881)

Full-width double glazed window to the front aspect. Radiator. TV point. Two double built-in wardrobe cupboards. Arch to:



En-Suite Dressing Room

7'6" x 6'2" (2.311 x 1.896)

Double glazed window to the front aspect. Radiator. Door to:



En-Suite Bathroom

9'2" x 7'5" (2.815 x 2.277)

A very large bathroom which could easily accommodate an additional shower cubicle, if required.

Fully tiled walls. Pedestal wash basin with mixer tap. Low level WC. Panel bath with mixer tap, shower attachment and fully tiled splash surround. Heated towel rail. Dimplex electric wall mounted heater.



Bedroom Two

10'10" x 9'5" (3.307 x 2.873)

Double glazed window to the side aspect. Radiator.



Second Inner Lobby

An arch from the entrance area leads to this second lobby which also has doors leading to the kitchen, cloakroom, bathroom and bedroom three.

Radiator. Built-in airing cupboard housing a pre-lagged hot water cylinder.

Bedroom Three

12'0" x 9'3" plus cupboard (3.66m x 2.84m plus cupboard)
Double glazed window to the rear aspect. Radiator. This room features a very deep built-in wardrobe/storage cupboard.



Cloakroom

6'6" x 4'2" max (1.994 x 1.289 max)
Pedestal wash basin. Radiator. Low level WC.



Family Bathroom/Shower Room

10'4" x 6'7" (3.152 x 2.020)

Fitted with a white suite and complementary fully tiled walls. Fully tiled shower cubicle. Panel bath with mixer tap and hand shower attachment. Pedestal wash basin. Low level WC. Extractor fan.

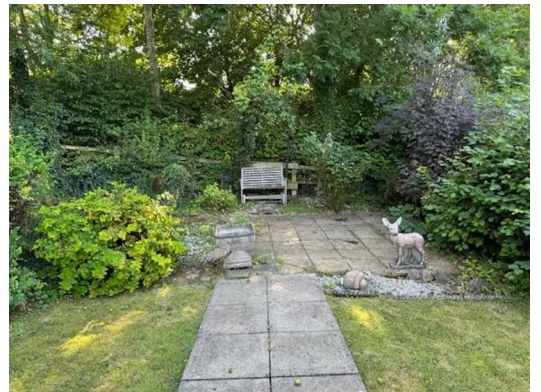


Rear Garden

A very private west facing rear garden which is approximately 105' in length.

Large paved patio area immediately to the rear of the bungalow. A wide path with lawn areas on both sides leads to the rear of the garden where there is a second paved patio area.

There are abundantly stocked flower and shrub beds and borders, outside tap, oil storage tank and an ornamental fish pool.



Further Views Of The Garden



Front Garden

Approximately 75' in length.

A lawn area and a large well stocked flower bed with mature weeping ash tree are located at the start of the garden.

A long block-paved driveway provides off-road parking for at least eight cars leads to the bungalow and the attached double garage.



Double Garage

16'7" x 15'0" (5.064 x 4.587)

Full-width garage door to the front. Door to the rear which provides access to the rear garden across a small wooden bridge.

Light and power connected. Fuse box and electric meter. Water tap. Hatch to eaves storage area.

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.

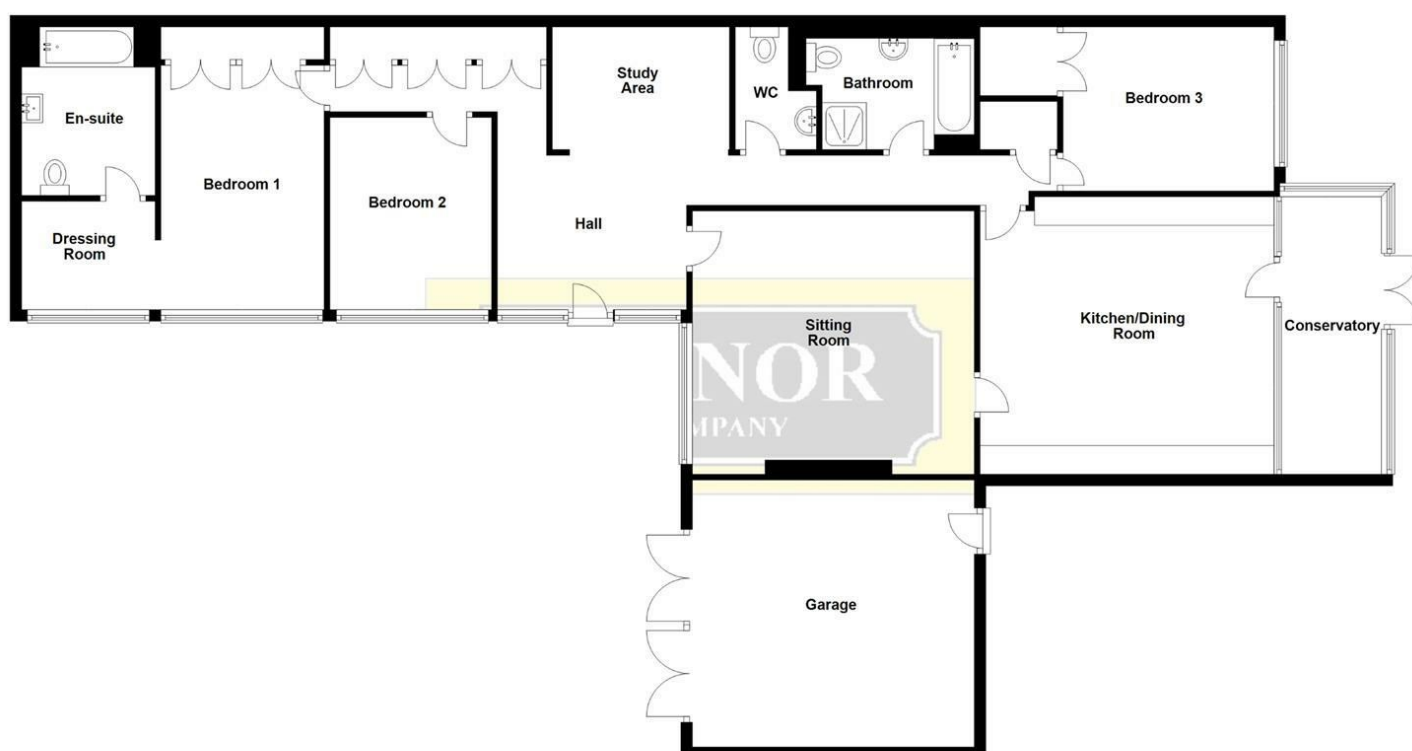
Disclaimer

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.



Ground Floor



APPROX GROSS INTERNAL FLOOR AREA 1575 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE