

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

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Independent Estate Agents and Valuers



Shiralee, Hatfield Heath, Bishop's Stortford, Herts, CM22 7EA

Guide price £525,000

This vacant three bedroom detached bungalow is tucked away in the heart of the thriving village of Hatfield Heath. Just a short walk from shops, restaurants, the doctor's surgery and attractive green open space, the property offers bright, well-proportioned accommodation. The impressive L-shaped living area measures 23ft x 19ft and there is a huge principal bedroom with fitted wardrobes and double doors opening onto the rear garden. There are two further bedrooms and a shower room.

Outside, there is a large driveway providing parking for up to four vehicles, a single garage with electric roller door, power and light, and private gardens to both the front and rear, making this an ideal village home with excellent convenience and privacy.

The location is excellent with the Hatfield Heath Primary School close by, where attendance opens up options to access the top Bishop's Stortford Schools. There is ample additional parking space in Village Hall car park.

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

Large L-Shaped Entrance Hall

Storage cupboards, access to loft space and radiator.



Large Open Plan Sitting/Dining Room

Spacious and bright reception room with double glazed window to the front overlooking the front garden. Wall mounted gas fire.



Fitted Kitchen

10'0" x 9'10" (3.05m x 3.00m)

Fitted kitchen with base and eye level units, double glazed window and door to the side, space for washer/dryer, space for gas cooker and space for a fridge/freezer.



Bedroom 1

18'2" x 13'3" (5.54m x 4.06m)

Large double bedroom with double glazed door leading directly onto the garden with glazed panels beside, fitted wardrobes.



Bedroom 2

17'7" x 9'3" (5.38m x 2.84m)

Double bedroom with a double glazed window to the rear overlooking the garden and a built in wardrobe.



Bedroom 3

8'11" x 8'3" (2.74m x 2.54m)

Double glazed window to the side and recessed cupboard.



Shower Room

Double glazed window to the side, shower unit with wall mounted shower, wash basin, heated towel rail and tiled flooring.



Separate WC

With WC, tiled walls and window to the side.

Rear Garden

The property benefits from a mature rear garden which is approximately 60ft deep. There is a large patio area ideal for entertaining and a useful storage shed. There is a door providing access to the garage and side access to the front via a wooden gate.



Single Garage

20'6" x 9'8" (6.25m x 2.95m)

Garage with an electrically operated up and over door, power and light.

Front

To the front of the garage there is a covered carport providing parking for two cars. There is additional parking for two/three cars in front of the carport and a landscaped garden with picket fencing and shrub and flower borders.

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.

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.

Shiralee, Hatfield Heath

Total Area: 115.5 m² ... 1243 ft² (excluding garage)



All measurements are approximate and for display purposes only