

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*



## **Old Crown, Hadham Cross, Much Hadham, Hertfordshire, SG10 6DF**

**Guide price £899,995**

A stunning Grade 2 listed four bedroom Period House in the sought after village of Much Hadham.  
No Onward Chain

It has been greatly improved and completely refurbished by the present owners. Formerly a traditional village inn, it offers bright, spacious and modern accommodation with the benefit of Gas Central Heating and Double Glazing with a fully Integrated Kitchen. The property boasts a huge open plan kitchen/dining/family room/snug, study/playroom, downstairs cloakroom, dry cellar, four generously proportioned bedrooms, modern shower room and bathroom. There is a rear courtyard with access to three versatile and useful outbuildings and a covered storage area. The 50' garden enjoys a sunny south facing aspect. There is side-by-side parking for four cars on a block-paved driveway. Viewing is highly recommended!

Much Hadham is a thriving village to the south-west of Bishop's Stortford which has a mainline railway station with an excellent commuter service to London's Liverpool St. station. The village has a well regarded primary school, parish church, a very useful Londis convenience store with a post office, doctors and dentist's surgeries as well as The Bull Inn Public House.

EPC Exempt. Council Tax Band F.

### **Porch**

Front door leading into a slate tiled covered porch. Built in shoe storage on both sides. Built in coat rack. Solid wood flooring. Door provides access to:

### **Open Plan Kitchen/Dining/Sitting area**

29'0" x 19'1" max (8.84 x 5.82 max)

Beautifully bright and spacious 'L' shaped open plan room which is described as two separate areas below:

#### **Kitchen/Dining Area**

Fitted with a vast range of cream and sage coloured shaker style 'soft close' units with black granite work surfaces and upstands which incorporates: two double ovens, induction hob, microwave, dishwasher, feature contemporary stainless steel extractor hood.

Central island unit with single drainer, one and a half bowl sink with mixer tap, cupboards below. Two antique style radiators. TV point. Nine inset down lights. Chandelier light over dining table.

Oak flooring. Double glazed windows to front and side aspects including bi-fold doors leading to the garden.



#### **Kitchen/Dining Area**



### Sitting Area

Double glazed bay window to the front aspect. Oak flooring. Antique style radiator. Six inset ceiling lights. Exposed timbers. Door to study/playroom.



### Snug

10'11" x 10'9" (3.35 x 3.30)

This comfortable TV room is just off the sitting area and is well lit by a double glazed window to the front aspect. Oak flooring. Antique style radiator. Built in book shelves, TV point. Stairs leading to first floor. Four inset downlights.



**Study/Playroom**

11'8" x 8'7" (3.56 x 2.64)

Double glazed window to rear aspect. Door leading to rear courtyard. Oak flooring. Telephone point. Four inset down lights. Doors leading to cellar and cloakroom.



**Cloakroom**

Double glazed window to rear aspect. Vanity unit wash basin with cupboard below and adjacent WC with concealed cistern. Cupboard housing electric meter and fusebox.



**Cellar**

Good sized dry storage area. Light connected.

**First Floor Landing**

Door providing access to all rooms.

**Master Bedroom**

15'4" x 14'8" (4.67m x 4.47m)

Double glazed windows to front and side aspects. Two radiators. TV point. Nine inset downlights. Hatch to loft space.



### Bedroom Two

12'2" x 11'3" (3.71 x 3.43)

Double glazed window to front aspect. Radiator. TV point. Built in storage cupboard. Six inset downlights.



### Bedroom Three

11'8" x 8'7" (3.56 x 2.62)

Double glazed window to front aspect. Radiator. TV point. Four inset downlights.



### Bedroom Four

11'7" x 7'1" (3.53m x 2.16m)

Double glazed window to front aspect. Radiator. Four inset down lights.



### Modern Bathroom

Fitted with a modern white suite and fully tiled walls.

Free standing bathtub with mixer tap. Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Chrome heated towel rail. Double glazed window to the rear aspect.



### Modern Shower Room

Fitted with a modern white suite and fully tiled walls.

Double-width walk-in shower cubicle. Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Inset storage shelving. Chrome heated towel rail. Double glazed window to the rear aspect.



**Garden**

The majority of the garden is located to one side of the house and enjoys a sunny south facing aspect. It measures approximately 50' x 30'. Predominantly paved with Indian stone and highlighted with raised flower and shrub borders. Outside lighting and power point. Gated pedestrian access leads to the driveway parking.



**Rear Courtyard**

An enclosed gravelled courtyard with access to the utility room and three further outbuildings, which can be used as a home office and gymnasium. Outside lighting and tap. Large iron gate leads to the garden.



**Outbuilding One/Utility Room**

11'9" x 5'7" (3.606 x 1.715)

Currently used as a laundry room. Light and power connected. Window to the side aspect. Cupboard housing gas fired central heating boiler and Megaflo mains pressure hot water cylinder. Door to:



**Outbuilding Two**

12'7" x 6'0" (3.841 x 1.843)

Currently used as a gym. Light and power connected. Window to side aspect.

**Store Room**

6'8" x 5'4" (2.033 x 1.630)

**Outbuilding Three**

28'10" x 5'2" (8.796 x 1.596)

Currently used as a home office. Light and power connected. Ceramic tiled floor. Window to the side aspect.



**Front Garden**

Faux grass enclosed by a privet hedge and wrought iron fencing. Outside lights and power. Paved pathway to the front door.

**Driveway Parking**

Block paved driveway provides side by side parking for four cars.



**LOCAL INFORMATION**

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**Section 21 Agency Declaration**

"In compliance with Section 21 of The Estate Agents Act 1979, we declare that this property belongs to a member of staff."

**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

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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.





APPROX GROSS INTERNAL FLOOR AREA 2150 SQFT  
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE