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Established 1986

Independent Estate Agents and Valuers



37, Norfolk Way, Bishop's Stortford, Herts, CM23 3PN

Offers over £410,000

A spacious extended semi detached family house which has double glazing and gas central heating.

The accommodation which has recently been redecorated comprises; Entrance hall, refitted downstairs cloakroom, large dual aspect sitting/dining room, fitted kitchen/breakfast room, refitted first floor bathroom and four good sized bedrooms.

There is a private 40' rear garden and a 40' blocked paved front garden which provides parking for at least five cars.

The property is well located for local schools: Richard Whittington & Thorley Hill primary schools are both rated good by Ofsted. It is also only a few minutes walk from a useful range of shops at Havers Parade. The town centre with mainline railway station is approximately a mile away. The current owner says that it is a short twenty minute walk to the station.

The property is also close to an area of parkland called The Thorley Wedge where there is a small playground and this connects to the Thorley Park Neighbourhood Shopping centre which has a Sainsbury's Supermarket and other very useful shops and food outlets. Next to this is a Busy Bees Day Nursery and another children's playground.
EPC Band D. Council Tax Band D.

COVERED PORCH

FRONT DOOR TO;

ENTRANCE HALL

3'11" x 9'2" (1.199 x 2.801)

Double glazed window to the front aspect. Radiator. Telephone point. Stairs to first floor.

REFITTED DOWNSTAIRS CLOAKROOM

4'6" x 2'9" (1.390 x 0.839)

Recently refitted with a contemporary white suite.

Low level WC. Vanity unit wash basin with mixer tap. Double glazed window. Chrome heated towel rail. Wood effect flooring. Half tiled walls.

'L' SHAPED SITTING/DINING ROOM

19'2" x 14'11" max (5.866 x 4.557 max)

Double glazed window to the front aspect. TV point. Radiator. Double glazed sliding patio doors to the rear garden. Under stairs cupboard. Wood effect flooring.



KITCHEN/BREAKFAST ROOM

14'9" x 8'6" (4.498 x 2.604)

White gloss shaker style units with soft closing doors. Brushed steel handles. Integrated Fridge/Freezer, Dishwasher, Washing Machine. Space for a cooker. Stainless Steel sink with single drainer and mixer taps with cupboard below. Granite effect work top. Eye level wall cupboards 2 Double, 3 Single and 1 Corner. LED lighting. Ceramic tiled splashback. Wood effect vinyl flooring. Double glazed window and door to the rear garden. Radiator. Space for table and chairs.



FIRST FLOOR LANDING

Loft Hatch

BEDROOM 1

13'1" x 9'6" (4.011 x 2.915)

Large built in wardrobe with full-height sliding mirror doors. Two double glazed windows to the front aspect. Bulkhead storage cupboard. Radiator. Wooden floor.



BEDROOM 2

10'6" x 8'7" (3.220 x 2.624)

Double glazed window to front aspect. Radiator. Loft Hatch.



BEDROOM 3

9'3" x 8'11" (2.842 x 2.724)

Built in airing cupboard housing a Vaillant gas fired combination boiler. Double glazed window to rear aspect.



BEDROOM 4

8'6" x 8' (2.59m x 2.44m)

Double glazed window to rear aspect. Radiator.



REFITTED BATHROOM

5'7" x 5'2" (1.714 x 1.584)

A contemporary white suite with complementary tiling on walls and floor.

Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Chrome heated towel rail. Panel bath with overhead 'rain forest' shower and hand-held attachment. Double glazed window to the rear aspect.



REAR GARDEN

40'3" (12.269)

A private 40' rear garden with fencing on all three aspects. Astro turf patio area. Lawn area. Various shrubs to the borders. Hawthorne tree. Outside Light and tap.



FRONT GARDEN

Approximately 40' in length. Block paved to provide parking for at least five cars. Outside light.

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 mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

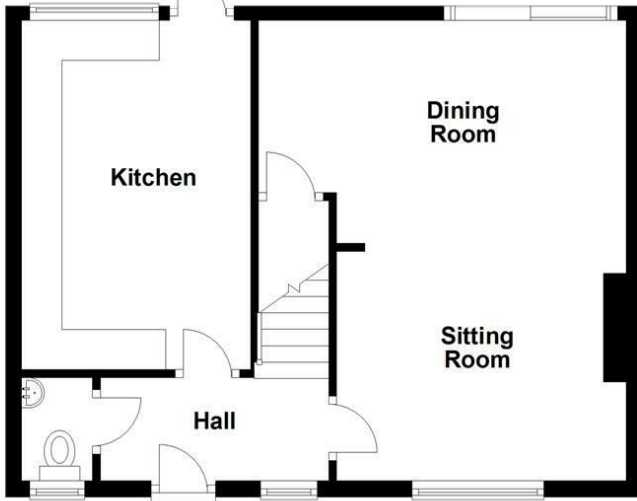
Disclaimer

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.

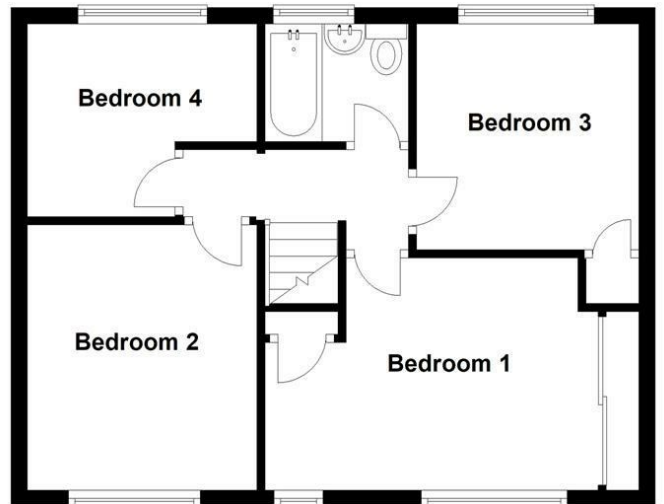
Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. 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



First Floor



APPROX GROSS INTERNAL FLOOR AREA 925 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**