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*Independent Estate Agents and Valuers*



## 21, Cranwell Gardens, Bishop's Stortford, Herts, CM23 5DP

**Guide price £625,000**

BEING OFFERED AS A CHAIN FREE SALE.

A substantially extended three/four bedroom semi detached house on one of the largest plots in the area. It is very private to the rear as it backs onto Birchanger Woods.

The property boasts a magnificent, professionally landscaped 175'+ by 90' rear garden and although there is a large single storey rear extension, there is plenty of room for further expansion to the side and rear of the house.

The accommodation has been well maintained but does require updating. There is gas central heating, double glazing and solar panels which provide a good annual income of at least £1,750.

The property comprises: Entrance hall, sitting room, extended dining room, large kitchen/breakfast room, ground floor bedroom/further reception room, modern ground floor shower room, three first floor bedrooms, a bathroom and a separate WC.

The rear garden has a large lawn area, full-width patio, kitchen garden area and numerous well stocked flower and shrub beds as well as various established trees. The front garden has a driveway and hardstanding with provision for two cars. To one side is a much larger than average garage with utility area and direct access into the house.

It is located at the end of a popular residential cul-de-sac on the sought after parsonage Farm Estate which was constructed by the renowned Allen Brothers. This plot was chosen from new by the current owners due to the factors stated above.

Birchwood Secondary School and two well regarded primary schools are located within a short walk, as is the very useful selection of shops and food outlets at Snowley Parade. This area is ideal for access to the M11 motorway and the by-pass which connects with major roads heading east and west. The town centre and mainline railway station are approximately one and a half miles away.

EPC Band C. Council Tax Band E.

### Large Covered Porch

Outside light. Front door to:

### Entrance hall

Stairs to the first floor. Radiator. Telephone point. Understairs cupboard housing meters. Doors to breakfast room and:



### Sitting Room

13'7" x 11'7" (4.163 x 3.537)

Large double glazed window to the front aspect. TV point. Radiator. Coal effect electric fire. Arch to:



### Dining Room

18'10" x 11'7" (5.765 x 3.539)

Radiator. double glazed windows to the rear aspect including French doors to the rear garden. Door to:



### Kitchen/Breakfast Room

18'10" x 10'0" (5.755 x 3.067)

Fitted with a range of modern wood faced 'soft close' units and granite effect work surfaces with matching upstands. Integrated appliances include: Stainless steel double oven, ceramic hob, cooker extractor hood and dishwasher.

Stainless steel double drainer sink unit with cupboards below. Adjacent work surfaces with cupboards and drawers below. Spaces for upright fridge/freezer and table. TV point. Radiator. Full-height broom cupboard. Three double and two single eye level wall cupboards with lighting below. Understairs shelved larder cupboard. Double glazed window to the rear aspect. Sliding door to:



### Inner Lobby

Doors to garage, shower room and:

### **Bedroom Four/Family Room**

14'0" x 9'2" (4.277 x 2.795)

Radiator. Double glazed window to the rear including French doors to the garden. Telephone point.



### **Modern Shower Room**

10'1" x 5'5" (3.087 x 1.659)

Fitted with a modern white suite and easy to maintain shower boards as opposed to tiling.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Large walk-in shower enclosure. Wall mounted mirror fronted cabinet. Chrome heated towel rail. double glazed window to the side aspect. Six inset ceiling lights. Non-slip flooring.



### **First Floor Landing**

Double glazed window to the side aspect. Hatch and retractable ladder to part boarded loft space which has a light connected and houses the gas fired central heating boiler.

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### Bedroom One

13'1" x 11'6" (3.994 x 3.530)

Double glazed window to the front aspect. Radiator. Built-in airing cupboard. Fitted bed head and matching bedside cabinets. Fitted wardrobes and drawers. Double bed recess with cupboards over.



### Bedroom Two

13'1" x 8'10" (3.998 x 2.706)

Double glazed window to the rear aspect. Radiator.



### Bedroom Three

8'6" x 8'6" (2.614 x 2.605)

Double glazed window to the front aspect. Radiator. Wood effect laminate flooring. Telephone point. Two double fitted wardrobe cupboards with a central dressing table recess with cupboards over.



### Bathroom

5'6" x 5'5" (1.699 x 1.670)

Half tiled walls. Panel bath with fully tiled splash surround, mixer tap and shower attachment. Radiator and heated towel rail. Double glazed window to the rear aspect. Wood effect laminate flooring.



### Separate WC

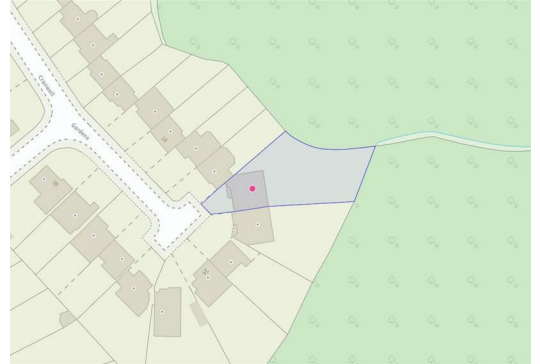
5'7" x 2'8" (1.718 x 0.820)

Low level WC. Wood effect laminate flooring. Double glazed window to the rear aspect.



### Outside

The property stands on a large wedge shaped plot at the end of a sought after residential cul-de-sac.



### Rear Garden

This is truly an outstanding feature of this property and the reason that the only owners of this house chose the plot.

It is an irregular shape as shown on the plan. approximate measurements are 175' x 90' and we believe that it is just under a fifth of an acre.

Large lawn area with numerous well stocked flower and shrub beds. Full-width paved patio immediately to the rear of the house. Ornate gravel area with stepping stone pathway. Aluminium framed greenhouse. Wooden garden shed. Kitchen garden area. Small fish pool. Door to the garage. Various established trees including: Hornbeam, oak, field maple, bay, hawthorn and apple.



## Rear View Of House



## Front Garden

Lawn area. Well stocked rose, shrub and flower border.

Block-paved driveway, hardstanding and path provides room to park at least two cars.

## Large Attached Garage

19'1" x 13'5" average (5.829 x 4.111 average)

Due to the shape of the plot, the garage has been constructed to make the most of the space available. It is an irregular shape and has plenty of room to park a car and to have a workshop and storage areas.

Up and over door. Light and power connected. Door to the inner lobby and door to the garden.

Plumbed in sink unit with water softener below. Fitted cupboards. Spaces for washing machine, tumble dryer and freezers.



## Solar Panels

The panels were installed in 2011 and provide a 25 year guaranteed income.

We have been informed that there is an income of approximately £1,750 per annum. The feed in tariff is paid by EDF Energy and paid quarterly.

The feed in tariff is paid on every unit generated and further savings are made when electricity is used during generation, because it is free as it is not coming from the grid.

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## **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](http://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**

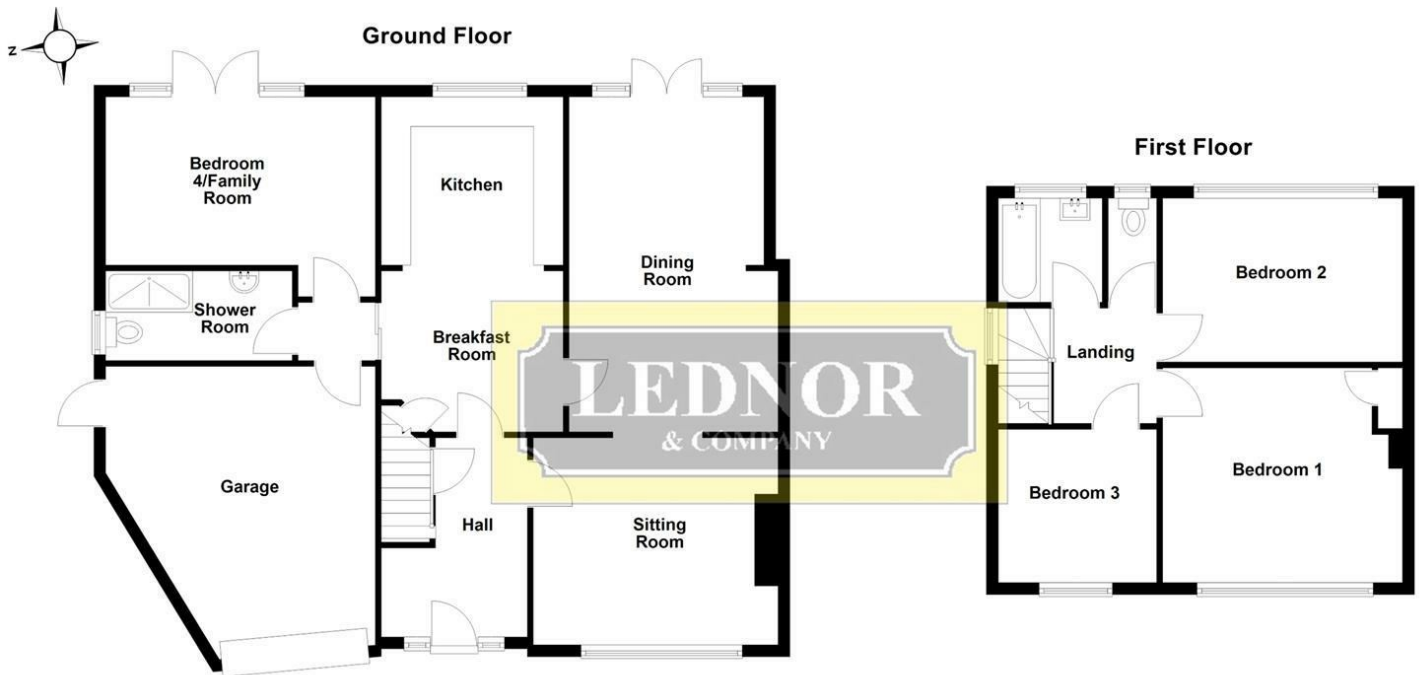
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## **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.



APPROX GROSS INTERNAL FLOOR AREA 1350 SQFT (excluding Garage)  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE