

Established 1986

Independent Estate Agents and Valuers



143A, Dunmow Road, Bishop's Stortford, Herts, CM23 5HQ

Guide price £450,000

Situated in an excellent location, this well-presented detached home offers convenient access to everyday amenities and transport links. The property is within a short walk of highly rated schools and approximately a 10-minute walk to the train station, with easy access to the M11, Stansted Airport and the town centre.

Internally, the accommodation is thoughtfully arranged and includes a fitted kitchen/breakfast room with integrated appliances, a ground floor cloakroom, and a spacious dual-aspect sitting/dining room providing excellent natural light. Upstairs are two generous double bedrooms, complemented by an en-suite shower room and a family bathroom. Additional benefits include a gas-fired combi boiler which is serviced annually, private parking for two vehicles and a rear garden backing onto established trees.

The council tax band is D / The EPC Rating is B

Entrance Hall



Ground Floor Cloakroom

Window to the front, WC and basin.

Kitchen/Breakfast Room

9'10" + bay x 8'6" (3.02m + bay x 2.60m)

Fitted wall and base units and integrated;

- Fridge/Freezer
- Washing machine
- Dishwasher
- Electric oven and hob with extractor over



Sitting/Dining Room

15'8" x 12'6" (4.80m x 3.83m)

Large and bright reception room with dual aspect windows, doors opening onto the rear garden and cupboard under the stairs with a light and consumer unit.



First Floor Landing

Doors to all rooms and storage cupboard.



Bedroom 1

12'5" x 9'6" max (3.81m x 2.91m max)

Double bedroom with dual aspect windows and door to;



En-suite shower room

With corner shower, basin, WC and stainless steel heated towel rail.



Bedroom 2

10'0" x 8'8" (3.07m x 2.66m)

Double bedroom with access to the loft



Bathroom

6'8" x 5'6" (2.05m x 1.68m)

Bath with shower over and screen, basin and WC.



Front

There is a shared gravel driveway leading to private tandem parking for two vehicles. Gated side access on both sides of the house leads to;



Rear Garden

Patio and lawn with established trees to the rear boundary.
Garden shed.



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.

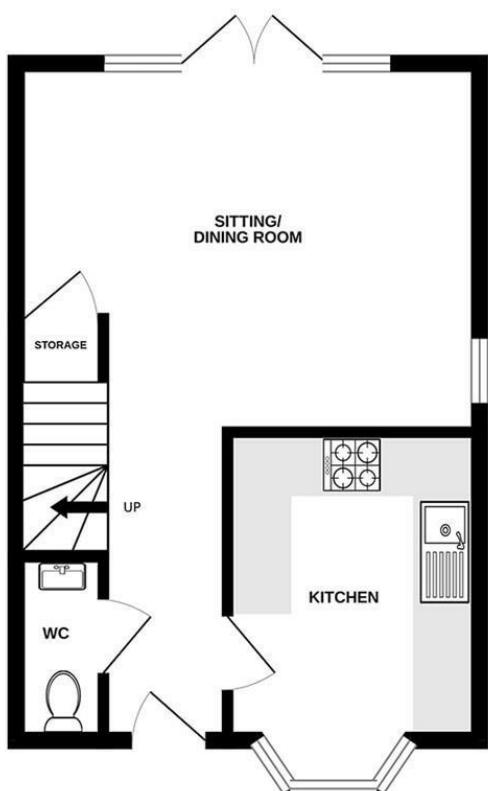
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Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

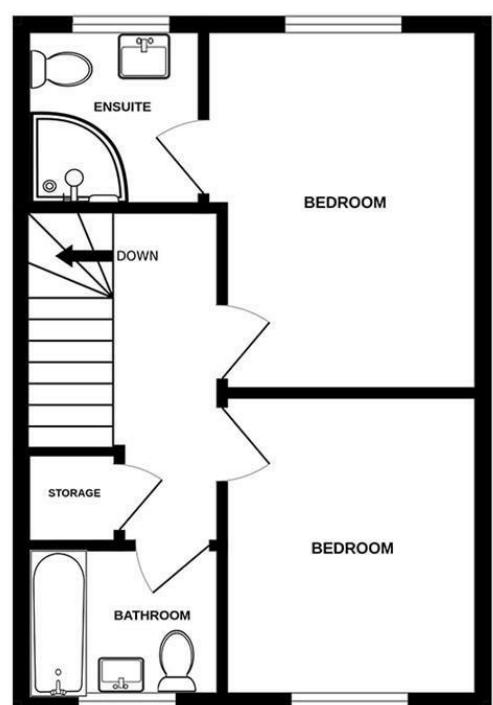
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In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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