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LEDNOR & COMPANY

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# 29, Prestwick Drive, Bishop's Stortford, Hertfordshire, CM23 5ER

## Guide price £575,000

Being offered as a chain free sale but completion not likely to be actioned until October 2026. Please enquire for more detail.

An extended Allen Brothers built semi detached which stands on a good sized plot offering scope for further expansion, if required.

The accommodation has been well maintained, has gas central heating and double glazing.
It comprises: Entrance porch, entrance hall, bright and spacious sitting room with attractive fireplace, separate dining room, extended kitchen with integrated appliances, rear lobby, ground floor shower room/cloakroom, three well proportioned bedrooms and a modern first floor shower room.

The rear garden extends to 115' in length, narrowing to the rear of the plot where there is a kitchen garden area and shed. The majority of the garden is 45' in width and has a full-width patio and a large lawn area. The front garden has been block-paved and has room to park at least two cars.
The garage has been extended and now incorporates a utility/workshop area as well as having direct access into the house.

This is a highly sort of property in a popular area as there are two well regarded primary schools and Birchwood Secondary school within easy walking distance. Also a short walk away is a useful selection of shops at Snowley Parade. The town centre and mainline railway station are just over a mile away. Junction eight of the M11 motorway is withing easy driving distance.
EPC Band D. Council Tax Band D.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

**Front Door To:**

**Entrance Porch**
Cloaks hanging area. Ceramic tiled floor. Door to:

**Entrance Hall**
Stairs to the first floor. Radiator. Two understairs storage cupboards. Doors to kitchen, dining room and:

**Sitting Room**
14'1" x 13'5" (4.310 x 4.100)
Well lit by a double glazed bow window to the front aspect. Radiator. TV point. Three wall light points.

## Dining Room

10'5" x 9'5" (3.200 x 2.880)
Radiator. Double glazed sliding patio doors to the rear garden. Wall light point.

## Extended Kitchen

11'9" x 10'6" (3.591 x 3.211)
Fitted with an extensive range of light wood faced units and granite-effect work surfaces.
Integrated appliances include: Bosch stainless steel double oven, gas hob, stainless steel chimney style extractor hood. dishwasher.
Stainless steel double bowl, single drainer sink unit with mixer tap, filter tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. One corner and seven single eye level wall cupboards. Seven inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Radiator. Double glazed window to the rear aspect. Door to:

## Rear Lobby

Ceramic tiled floor. Doors to the rear garden, garage and:

## Shower Room

5'1" x 5'0" (1.554 x 1.540)
Fitted with a modern white suite.
Shower cubicle with Triton electric shower unit. Low level WC. Vanity unit wash basin with mixer tap and cupboards below. Heated towel rail. Extractor fan. Shaver light and point. Ceramic tiled floor. Double glazed window to the rear aspect.

## First Floor Landing

Double glazed window to the side aspect. Radiator. Hatch and retractable ladder to the loft space.

## Bedroom One

11'10" into wardrobes x 11'5" (3.630 into wardrobes x 3.505)
Double glazed window to the front aspect. Radiator. Range of fitted wardrobes to one wall comprising: Two double cupboards, two single cupboards and airing cupboard with shelving and pre-lagged hot water cylinder.

**Bedroom Two**
12'0" x 9'5" (3.664 x 2.889)
Double glazed window to the rear aspect. Radiator. Two single fitted wardrobe cupboards with a central dressing table recess. Matching bedside cabinets and three double wall mounted cupboards over the bed recess.

**Bedroom Three**
8'7" x 8'5" max (2.641 x 2.569 max)
Double glazed window to the front aspect. Radiator. Wall light point. Overstairs wardrobe/storage cupboard.

**Shower Room**
8'6" x 5'6" (2.607 x 1.689)
Fitted with a modern white suite, complementary tiling and fittings.
Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Large walk-in shower enclosure with glazed screen. Fully tiled walls. Six inset ceiling lights. Shaver light and point. Chrome heated towel rail. Ceramic tiled floor. Two double glazed windows to the rear aspect.

## Rear Garden

A well maintained garden which extends to 115' maximum in length.
Full-width paved patio area immediately to the rear of the house. Outside light and tap. Large lawn area with abundantly stocked flower and shrub borders. Fencing on all three aspects.
The garden narrows towards the end of the plot where there is a kitchen garden area and garden shed.
Gated side pedestrian access leads to the front garden.

## Rear View Of The House

**Front Garden**
Partially enclosed by dwarf walls to the front and sides.
Full-width block-paved driveway and hardstanding which provides off-road parking for three cars.
Ornate slate area with inset shrubs.

**Extended Garage/Utility**
23'11" x 9'6" max (7.294 x 2.898 max)
Remote control roller garage door. Light and power connected. Potterton wall mounted gas fired central heating boiler. Space for fridge/freezer.
Stainless steel single drainer sink unit with mixer tap and space for fridge below. Range of wall mounted cupboards. Fitted work bench.. Two windows to the side aspect. Door to the rear lobby.

**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 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.

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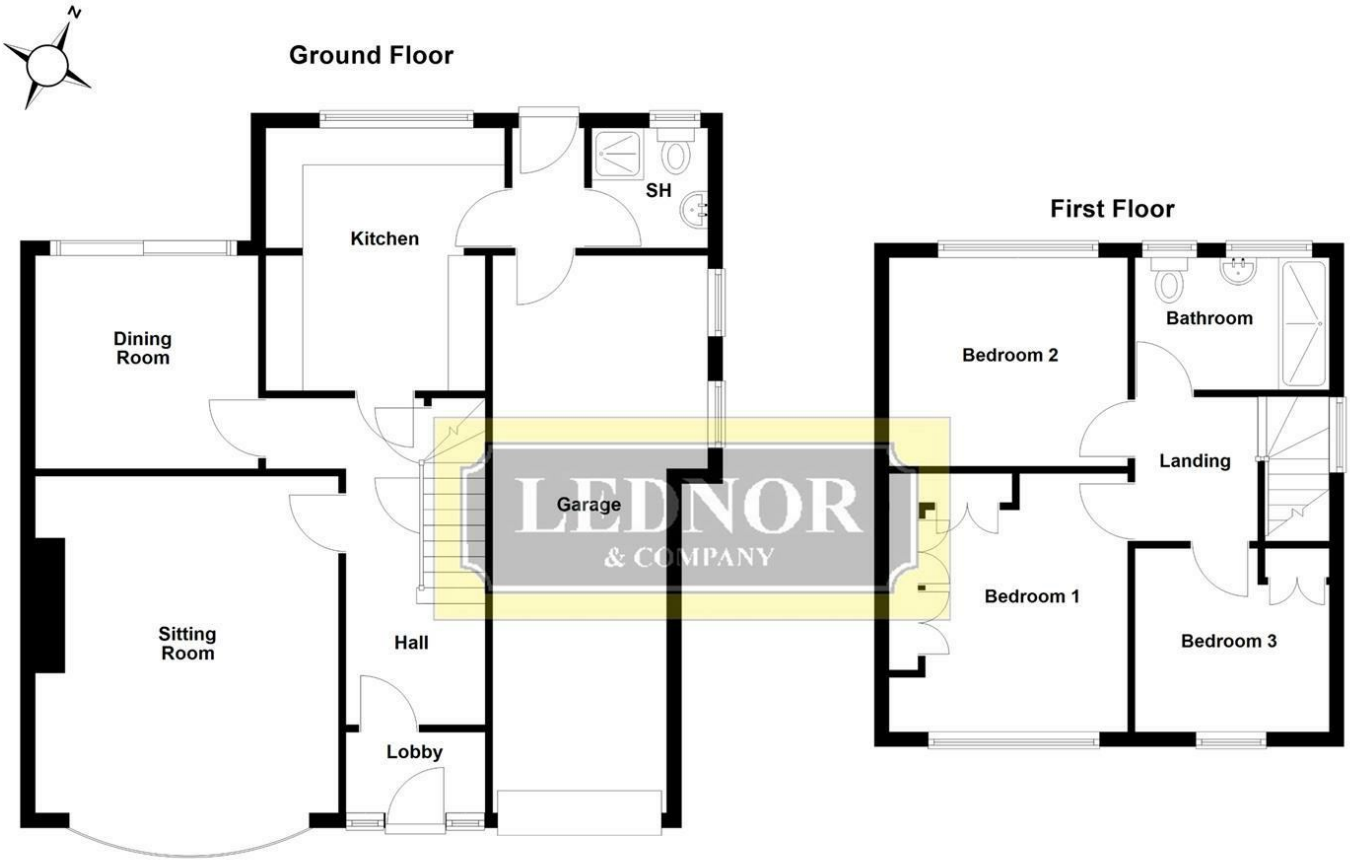
**Disclaimer**
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. 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 1015 SQFT (excluding Garage)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE