

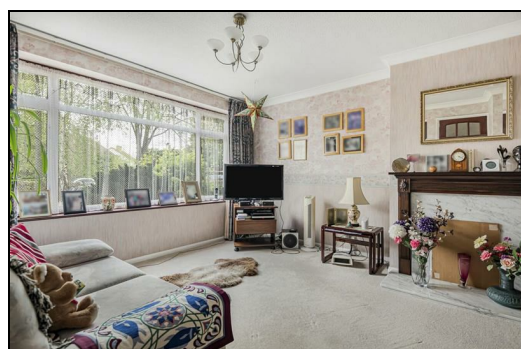
3 Bridge Street  
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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



### **3, Pamela Gardens, Bishop's Stortford, Herts, CM23 3HD**

**Guide price £549,950**

This semi-detached house has been greatly extended and provides excellent family accommodation. The property has gas central heating and double glazing but does require updating.

The accommodation comprises: Entrance hall, downstairs cloakroom, large lounge, separate dining room, spacious kitchen/breakfast room, utility room, master bedroom with large en-suite bathroom, a shower room, two further well proportioned double bedrooms and a larger than average fourth bedroom which has the added bonus of a mezzanine floor which makes it a fantastic children's bedroom.

The rear garden is approximately 60' in length and enjoys a sunny south-westerly aspect. The property is on a corner plot and the wide front garden has a driveway providing off-road parking for three cars. In addition to this is a wide integral garage.

This lovely tree-lined road is located on the southern outskirts of Bishop's Stortford and is walking distance of the newly built Boys High School. It is also close to Thorley Hill Primary school. The town centre and mainline railway station are just under a mile away.  
EPC Pending. Council Tax Band D.

**Front door To:**

**Entrance Hall**

Stairs to the first floor. Understairs cupboard. Radiator. Double glazed window to the side. Doors to kitchen, lounge and:

**Downstairs Cloakroom**

5'0" x 4'11" (1.526 x 1.510)

Vanity unit wash basin. Low level WC. Radiator. Double glazed window to the front.



**Lounge**

22'1" x 10'1" (6.749 x 3.081)

Two radiators. TV point. Double glazed window to the front. Two wall light points. Fireplace which is at present temporarily sealed. Sliding doors to:



### Dining Room

11'0" x 9'6" (3.372 x 2.920)

Full-width double glazed French doors to the rear garden. Radiator. Wall light point.



### Large Kitchen/Breakfast Room

18'1" x 10'2" max (5.519 x 3.109 max)

Fitted with oak faced units.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Extensive range of adjacent and opposite work surfaces with cupboards and drawers below.

Integrated appliances: Built-in double oven, wide gas hob with four rings, cooker extractor hood.

Nine eye level wall cupboards. Two radiators. Myson wall mounted fan assisted heater. Wine rack. Breakfast bar. Space for dishwasher. Built-in larder cupboard with automatic light. Ceramic tiled splashback to work surfaces. Double glazed window to the rear. Door to the integral garage. Arch to:



### Rear Lobby

Doors to the rear garden, dining room and:

### Utility Room

6'11" x 6'9" (2.124 x 2.064)

Radiator. Double glazed window to the rear. Two double eye level wall cupboards.

### First Floor Landing

Built-in storage/airing cupboard. Hatch and retractable ladder to loft space which houses the Vaillant gas fired combination boiler.

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### Bedroom One

15'5" into wardrobes x 12'0" (4.721 into wardrobes x 3.671)  
Double glazed window to the front. Three double fitted wardrobe cupboards. Radiator. Double opening doors to:



### En-Suite Bathroom

10'4" x 7'1" (3.153 x 2.179)  
Pedestal wash basin. Low level WC. Panel bath with tiled splash surround, mixer tap and shower attachment. Radiator. Extractor fan. Shaver light and point. Double glazed window to the front.



### Bedroom Two

12'0" x 10'6" (3.670 x 3.221)  
Double glazed window to the rear. Radiator. Two built-in cupboards.



### Bedroom Three

11'4" x 11'2" (3.455 x 3.421)

Double glazed window to the front. Radiator. TV point.



### Bedroom Four

12'7" max x 8'11" max (3.86 max x 2.731 max)

A good sized 'L' shaped single bedroom with the added bonus of a mezzanine floor above the main room.

Radiator. Double glazed window to the rear. Built-in wardrobe cupboard. Wall mounted wooden ladder leads up to:



### Mezzanine Area

8'11" max x 7'5" (2.731 max x 2.284)

Eaves storage cupboard. Double glazed skylight window to the rear.



### Shower/Wet Room

7'1" x 5'8" (2.175 x 1.750)

Double glazed window to the rear. Radiator. Low level WC. Pedestal wash basin. Shower.



**Rear Garden**

Sunny south-westerly aspect. approximately 60' in length. Fitted sun awning over the two rear facing rooms. Paved patio area and pathway. Outside tap. Lawn area. large well stocked flower bed. Gated side pedestrian access to the front garden.



**Rear View Of House**



### **Front Garden**

A wide corner plot with Tarmac driveway providing off-road parking for three cars. Beech hedge to the front. Shrub hedges to the sides. Lawn area. Semi-circular raised flower bed. Outside light. Mature silver birch tree.

### **Integral Garage**

19'2" x 12'3" max (5.867 x 3.752 max)

Up and over door. Light and power connected. Door to the kitchen. Door to the outside.

### **Street View**

This property is well located on the southern outskirts of town and this is a lovely tree-lined road.



### **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.

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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.

**Approximate Gross Internal Area 1858 sq ft - 173 sq m  
(Including Garage)**

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 795 sq ft – 74 sq m

Mezzanine Area 67 sq ft – 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

