

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

(01279) 505055  
sales@lednor.co.uk  
www.lednor.co.uk

*Established 1986*

*Independent Estate Agents and Valuers*



**46, South Road, Bishop's Stortford, Hertfordshire, CM23 3JJ**

**Guide price £535,000**

DECEPTIVELY SPACIOUS ACCOMMODATION WITHIN A LEVEL 10 MINUTE (0.5 MILE) WALK OF THE TRAIN STATION AND TOWN CENTRE.

This large detached home was extended and refurbished in 2012 and the accommodation offered is excellent for family living. The accommodation consists of a large reception hall, huge open plan living area with fitted kitchen, dining area and sitting area, ground floor shower room and utility room. On the first floor there are four spacious bedrooms and a large family bathroom with bath and separate shower unit.

To the front of the property there is a private block paved driveway providing off road parking for four/five cars. There is secure gated side access to the West facing rear garden which is secluded and approximately 40ft deep and 30ft wide.

This property is located in an excellent central town location approximately 0.5 miles South of the town centre. The town's shops, train station and schooling are all within a short walk, as are riverside walks out into the Herts & Essex countryside.

The council tax band is D and the cost for 2023/4 is £2101.91 (East Herts). EPC Rating C

## Double Glazed Door To

### Reception Hall

13'6" max x 9'2" (4.12m max x 2.80m)

Large and bright reception hall with feature bay window, two storage cupboards, stairs to first floor with glass sided staircase, large vertical radiator, door to;



## Huge Open Plan Living Area

Separate areas including Kitchen, Dining and Sitting areas as described below;

### Kitchen

17'7" + bay x 11'7" max (5.38m + bay x 3.55m max)

Large kitchen with an excellent range of fitted base and wall units and appliances including a substantial 'Rangemaster' electric oven with five ring gas hob and fitted extractor over, integrated dishwasher and space for a large fridge/freezer. There is a modern vertical radiator, feature double glazed bay window to the front, further double glazed window to the side and ceiling spotlights.



### **Dining Area**

14'4" x 11'9" (4.37m x 3.59m)

Excellent size accommodating large dining table, vertical feature radiator, ceiling spotlights.



### **Sitting Area**

23'9" x 12'1" (7.24m x 3.69m)

Very spacious room with double glazed doors opening onto the rear garden, double glazed windows to rear overlooking the garden, ceiling spotlights, vertical radiator.



### **Utility Room**

6'3" x 5'11" (1.93m x 1.81m)

With double glazed door to the side and space for a washing machine and tumble dryer (stacked), sink with mixer tap, fitted base and wall cupboards, radiator.

### **Ground Floor Shower Room**

Fully tiled shower room including WC, Bidet, corner shower unit with wall mounted mixer tap control, vanity unit with basin, heated towel rail, ceiling spotlights.



### **First Floor Landing**

Doors to all bedrooms and bathroom.

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**Bedroom 1**

15'9" x 11'6" (4.81 x 3.52)

Large principle bedroom with ample space for double bed and wardrobes, double glazed window to rear, radiator.



**Bedroom 2**

15'2" (into wardrobes) x 8'3" (4.64m (into wardrobes) x 2.52m)

Spacious guest bedroom with double glazed window to front and radiator.



**Bedroom 3**

8'10" x 7'9" (2.71m x 2.38m)

Double glazed window to side, radiator.



**Bedroom 4**

8'10" x 7'10" (2.71m x 2.39)

Double glazed window to side, radiator.



**Bathroom**

12'9" x 5'10" (3.91m x 1.79m)

Spacious and bright room with bath and separate corner shower unit, Bidet, wall mounted basin with mixer tap, radiator, double glazed window to side and ceiling spotlights.



**Front**

Private block paved driveway providing parking for at least four cars, gated side access to rear garden.



**Side Access**

Wide access to rear garden. Locked outhouse with modern combi boiler.



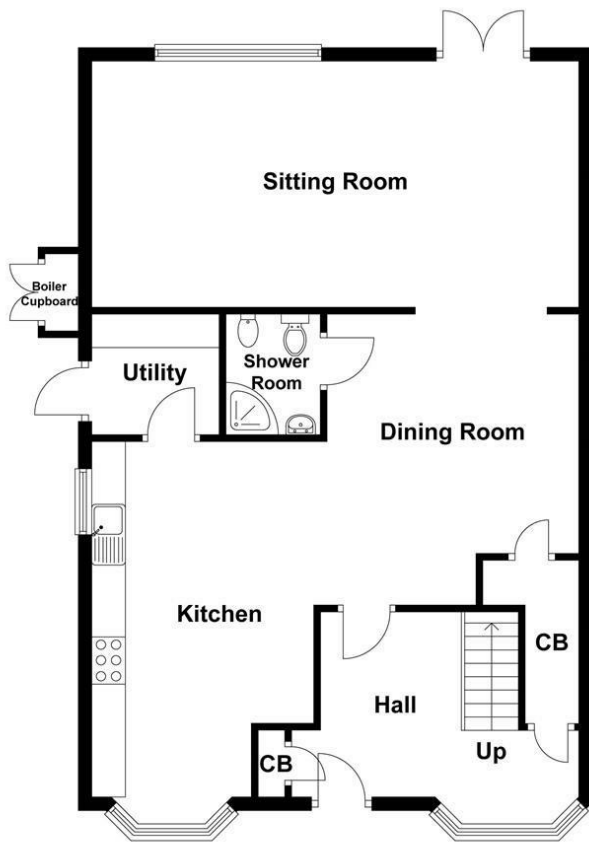
**Rear Garden**

Secluded West facing rear garden measuring approximately 40ft deep and 30ft wide. Decked seating area immediately to the rear of the property, lawned area and further paved seating area at the base of the garden.

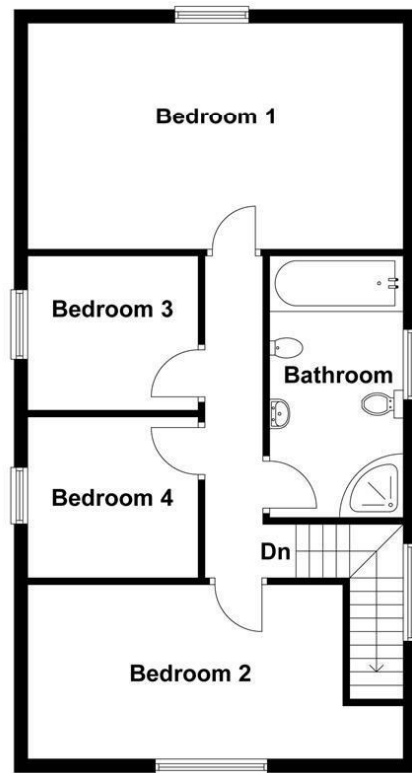




Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1544 SQFT  
THIS FLOOR PLAN IS INTENDED AS A GUIDE TO LAYOUT AND IS NOT TO SCALE