

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*



**43, Elm Road, Bishop's Stortford, Herts, CM23 2SS**

**Guide price £750,000**

Superbly positioned in a quiet backwater which is only a few minutes walk from Waitrose supermarket and the town centre.

Located on the sought after North West side of Bishop's Stortford and close to many of the town's sporting facilities.

This immaculately presented detached bungalow offers generously proportioned accommodation with the added bonus of a first floor third/guest bedroom. There is full double glazing and gas central heating.

This impressive property comprises: Entrance hall, bay fronted sitting room, bay fronted dining room, large well fitted kitchen/breakfast room with integrated appliances, separate utility room, extremely spacious principle bedroom with large en suite shower room which is ideal for someone with mobility issues, second double bedroom and a family bathroom. On the first floor there is a large double bedroom with plenty of storage.

The property stands on a good sized plot with a private west facing and well tended rear garden with lawn and patio areas. To one side of the garden is a useful timber clad home office/garden room. To the front and side there is an extensive block paved driveway which provides off road parking for at least five cars.

As previously mentioned, this property is ideally located in an established residential area with easy access to the towns amenities. Northgate primary school is close by as are Bishops Stortford tennis and cricket clubs.

EPC band D Council tax band E

## View To The Front

### Front Door to

#### Entrance Hall

14'6" x 4'4" (4.424 x 1.342)

Feature vertical radiator. Built in cloaks cupboard.

#### Sitting Room

15'11" x 12'11" into the bay (4.853 x 3.953 into the bay)

Well lit by double glazed bay window to the front aspect. Modern coal effect gas fire. TV point. Six inset ceiling lights. Radiator.



#### Dining Room

15'0" x 12'10" (4.590 x 3.937)

Another well lit room with double glazed bay window to the front aspect. Radiator.

An outstanding feature of this room is the bespoke staircase leading up to bedroom three. It has stainless steel balustrades and hand rails, glass panels and oak treads.

Door to:



#### Bedroom 1

18'6" x 11'11" (5.654 x 3.640)

A generously proportioned master bedroom with an extensive range of fitted wardrobe cupboards and matching drawer units. Double glazed window to rear aspect. Radiator. Eight inset ceiling lights. Door to:



### **Luxury En-Suite Shower Room**

11'6" x 5'4" (3.513 x 1.639 )

Fitted with a modern white suite with complementary fully tiled walls. Tiled floor with underfloor heating. WC with concealed cistern. Bidet. Vanity unit wash basin. Mixer taps with cupboard below. Large walk in shower cubicle. Heated towel rail. Wall mounted medicine cabinet. Double glazed window to front aspect.

NB: This spacious room is ideal with someone with mobility issues.



### **Kitchen/Breakfast Room**

19'10" max x 14'8" (6.063 max x 4.486)

This extremely spacious L shaped room is described as two separate areas below.

#### **Kitchen Area**

14'8" x 8'4" (4.486 x 2.558)

Fitted with an extensive range of modern gloss cream "soft close" units, granite worksurfaces and matching upstands which incorporate " stainless steel double oven, stainless steel microwave, five ring gas hob stainless steel and glass extraction hood, dishwasher, " Stainless steel inset, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Opposite and adjacent worksurfaces with cupboards and drawers below which includes three brushed steel fronted pull-out spice/storage cupboards. Space for upright fridge/freezer. Full height pull out larder cupboard. Feature vertical radiator.

Vaulted ceiling with exposed timber beam and nine spotlights. Eye level wall cupboard. Double glazed windows to the rear and side aspects. Two double glazed doors leading to the rear garden.



#### **Breakfast Area**

11'5" x 14'8" (3.504 x 4.486)

Space for table. Ceramic tiled floor. Two full height shelved storage cupboards with adjacent three quarter height storage cupboard. Door from entrance hall. Door to:

#### **Utility Room**

10'7" x 5'9" (3.247 x 1.777)

Fitted with a range of units to match those in the kitchen.

Single drainer sink unit with swan neck mixer tap with cupboards below. Adjacent worksurfaces with cupboards below. Two full height broom/storage cupboards. Extractor fan. Chrome heated towel rail. Spaces for washing machine and tumble dryer. Four single eye level wall cupboards. Two double glazed windows to side aspect.

### **Bedroom 2**

11'2" into fitted wardrobes x 10'6" (3.421 into fitted wardrobes x 3.206)

Double glazed window to rear aspect. Radiator. Three double fitted wardrobes.



### **Family Bathroom**

8'5" x 7'6" (2.587 x 2.290)

Fitted with a modern white suite and complementary half tiled walls. Vanity wash basin, swan neck mixer taps with cupboard below. Adjacent WC with concealed cistern. Feature vertical chrome heated towel rail. Half tiled walls. Mirror front medicine cabinet. Panelled bath with curved shower screen. Fully tiled surround and shower unit. Double glazed window to rear aspect. Extractor fan.



### **First Floor Landing**

Door to:

### **Bedroom 3**

13'9" x 13'2" max (4.196 x 4.026 max)

A very spacious room not all of which is at head height. In addition to this there is a walk in cupboard and a large storage recess.

Two large Velux double glazed windows to the rear aspect. Three inset ceiling lights. Radiator.



### **Walkin Storage Cupboard**

8'10" x 5'4" (2.714 x 1.640 )

Inset ceiling light. Restricted head height.

### **Storage Recess**

9'4" x 4'2" (2.853 x 1.272)

Restricted head height.

---

### Rear Garden

A good sized and very private rear garden which has a sunny westerly aspect. Paved patio area with dwarf brick retaining wall and steps leading up to a large lawn area which has abundantly stocked flower and shrub borders. Outside light. Two wooden garden sheds. Access to both sides of the property one of which is gated.



### **Home Office/Garden Room**

14'0" x 7'11" (4.279 x 2.428)

Located to one side of the garden is a useful timber clad and well insulated structure currently a home office but has many other uses.

Vaulted ceiling. Wood effect laminate floor. Extractor fan. TV point. Wiring for technology. Light and power connected.

Two full height double glazed picture window and double glazed door overlooking the rear garden.



### **Rear View of Property**

#### **Front Garden**

The property is located just off Elm Road in a small turning shared with two other bungalows. The front garden is accessed via a five bar gate and the block paved driveway provides parking for at least five cars. Outside tap and lighting. Well stocked flower and shrub beds. Ornamental slate area with raised flower beds. Hedge to the front boundary.

#### **Side Garden**

A further block paved area which can provide parking for another three cars. Boiler cupboard with light and power connected plumbed in water softener. Vaillant gas fired boiler. Megaflo. Mains pressure water cylinder.

### **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**

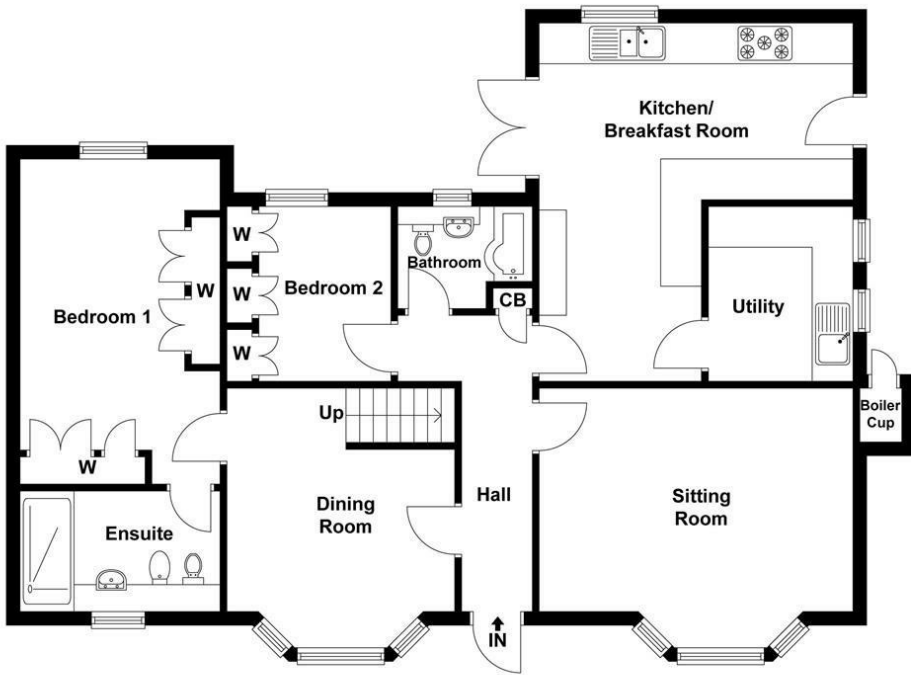
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances

---

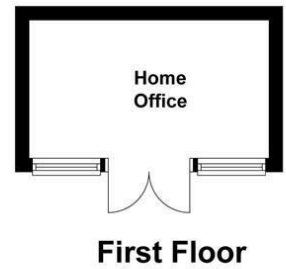
or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. 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.



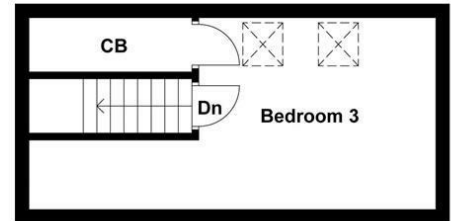
### Ground Floor



### Outbuilding



### First Floor



This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE