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Independent Estate Agents and Valuers



21, Proctors Way, Bishop's Stortford, Herts, CM23 3HF

Offers over £525,000

EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITHIN A SHORT WALK OF THE TRAIN STATION AND TOWN CENTRE.

An excellent opportunity to purchase a spacious family home in an extremely convenient town location. This property has been extended and now offers extremely spacious accommodation which is balanced with a larger than average rear garden, driveway parking for two cars and a single garage.

The accommodation on the ground floor consists of an entrance hall, sitting room with fireplace, dining room, fitted kitchen and a rear lobby with WC. On the first floor there are four bedrooms (three of which are spacious double rooms), two bath/shower rooms and a separate WC.

The private rear garden is approximately 50ft in length and has a large patio, lawned area, plenty of established trees and shrubs and a shed at the base. To the front of the property there is a private block paved driveway providing off street parking and this leads onto the single garage.

This property is located within comfortable walking distance of the mainline railway station and the town centre which offers an excellent range of shops, eateries and leisure facilities. A short distance away is the River Stort which offers lovely riverside walks into the town or out into the adjoining countryside.

EPC Rating D / Council Tax Band D (£2200.66 2024/25).

Entrance Hall

With double glazed front door, stairs to first floor, radiator.

Sitting Room

14'11" max x 11'8" max (4.55m max x 3.56m max)

Double glazed window to the front, fireplace.



Dining Room

11'3" x 9'5" (3.45m x 2.88m)

Double glazed sliding doors to rear, radiator.



Conservatory

Double glazed conservatory with double doors opening onto the rear garden.



Fitted Kitchen

13'9" max x 13'8" max (4.20m max x 4.17m max)

Fitted kitchen with wall and base units, double glazed window to the rear, space for cooker, washing machine, dishwasher and fridge, pantry cupboard and storage cupboard, radiator.



Rear Lobby

With doors to the integral garage, rear garden and WC

Ground Floor WC

Double glazed window to the side, WC and basin.

First Floor Landing

With access to large boarded loft space which runs the entire width of the property and has a fitted ladder, power and light. Doors to all rooms.

Bedroom 1

12'9" max x 8'0" max (3.9m max x 2.46m max)

Spacious double bedroom with double glazed window to the front, built in wardrobe cupboard, radiator.



Dressing Area or Study Area

With built in storage cupboard and access to a further loft space.



En-Suite Shower Room

8'0" x 4'11" (2.44m x 1.50m)

Fully tiled shower room with shower, basin, WC and radiator.
Double glazed window to the rear.



Bedroom 2

15'1" max (into bay) x 10'4" max (4.61m max (into bay) x 3.17m max)

Large and bright double bedroom with feature double glazed bay window, radiator, fitted double wardrobe and cupboard housing the wall mounted Ideal gas fired boiler.



Bedroom 3

11'3" x 10'1" (3.45m x 3.09m)

Double bedroom with double glazed windows to the rear, radiator.



Bedroom 4

9'4" max x 6'9" (2.86m max x 2.07m)

Double glazed window to the front, radiator and storage cupboard.



Bathroom

5'10" x 4'7" (1.80m x 1.40m)

Fully tiled bathroom with double glazed window to the rear, heated towel rail, vanity unit with basin and bath.



Separate WC

With double glazed window to the rear.

Established Rear Garden

Private and well maintained rear garden measuring approximately 50ft long. The garden is mostly laid to lawn with established tree and shrub borders. There is a large patio which leads immediately from the property.



Driveway Parking

Block paved driveway with off road parking for three cars.

Single Garage

With an up and over door, power and light connected.

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.

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.

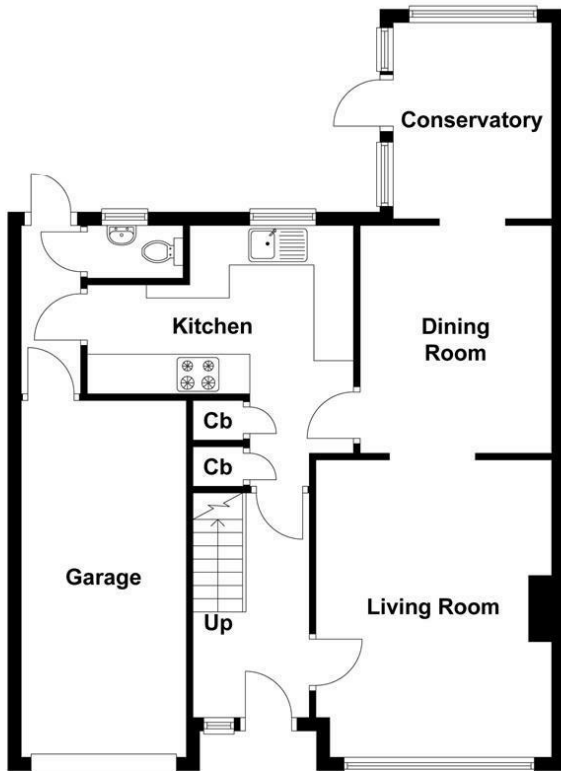
FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

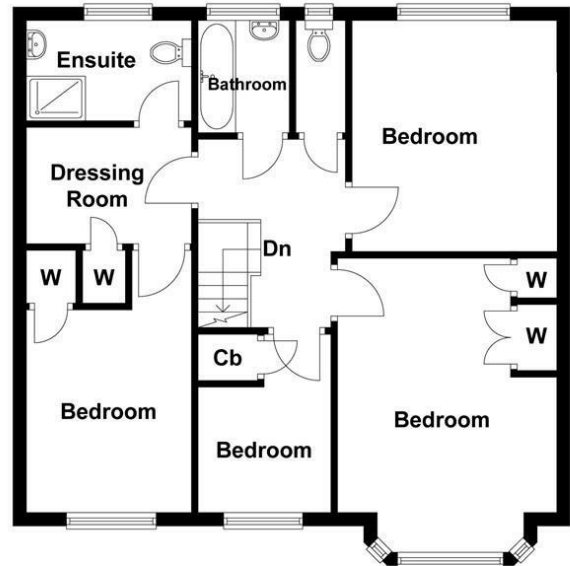
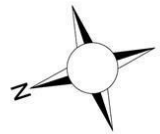
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 117.60 SQM (1265.83 SQFT)

GARAGE AREA 13.50 SQM (145.31 SQFT)

TOTAL AREA 131.1 SQM (1411.14 SQFT)

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