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*Established 1986*

*Independent Estate Agents and Valuers*



**5, Mary Park Gardens, Bishop's Stortford, Hertfordshire, CM23 3ES**

**Guide price £550,000**

A spacious three double bedroom detached family home with a large plot and excellent potential to extend.

The accommodation on the ground floor consists of; Entrance hall, fully tiled shower room, large sitting room with feature fireplace, dining room with double doors to the garden and a fitted kitchen/breakfast room. On the first floor there are three double bedrooms and a family bathroom.

The established East facing rear garden extends to approximately 85ft and includes a large area of lawn, a variety of established trees, secluded seating areas and a garden shed. To the front there is driveway parking for two cars, garden areas and an integral single garage.

The property is located within walking distance of Bishop's Stortford's train station (0.9 miles on foot) and the town centre which offers an excellent range of shops, eateries and leisure facilities. The town's schools are within easy reach and there are excellent walking routes to be enjoyed along the nearby River Stort or Southern Country Park.

EPC Rating is E. Council Tax Band is E.

### **ENTRANCE HALL**

Double glazed front door with side window, ceiling spotlights, tiled floor, under stairs cupboards providing storage and housing the electric and gas meters. Door to:



### **GROUND FLOOR SHOWER ROOM**

5'3" x 4'10" (1.61m x 1.49m)

Fully tiled room with corner shower unit, ceiling spotlights, low level WC, heated towel rail, double glazed window to front.



### **LARGE SITTING ROOM**

18'6" max x 10'9" max (5.64m max x 3.29m max)

Large reception room with a central feature fireplace with stone hearth and gas fire, two wall lights, radiator and double glazed bay window to the front. Opening through to Dining Room with:



### **DINING ROOM**

13'7" max x 12'4" max (4.16m max x 3.78m max)

Bright room with views over the rear garden, double glazed doors opening on to the rear garden and double glazed windows to two aspects, radiator and ceiling light.



### **FITTED KITCHEN/BREAKFAST ROOM**

15'7" max x 10'4" max (4.75m max x 3.15m max)

Spacious and bright kitchen with nice views over the garden, space for small dining table, good range of base and eye level fitted units including a larder cupboard, integrated double electric oven, integrated electric hob with extractor over, inset 1.5 bowl sink with mixer taps, space for fridge/freezer, washing machine and dishwasher. Cupboard housing wall mounted gas fired boiler, tiled flooring, double glazed window to rear, ceiling spotlights and radiator.



### **FIRST FLOOR LANDING**

Bright landing with feature window over the stairs bringing in natural light, large loft hatch with fitted ladder, doors to bedrooms and bathroom.

### **BEDROOM 1**

18'5" x 7'11" (5.62m x 2.43m)

Large double bedroom with dressing area, double glazed windows to the front and rear, two ceiling lights, radiator, wall mounted thermostat.



**BEDROOM 2**

14'3" x 9'3" (4.36m x 2.84m)

Spacious double bedroom with double glazed window to front, radiator, built in wardrobes, airing cupboard with hot water cylinder, ceiling light.



**BEDROOM 3**

10'11" x 8'10" (3.34m x 2.71m)

Double glazed window to rear, one ceiling light and radiator.



**BATHROOM**

6'5" x 6'0" (1.97 x 1.84)

Fully tiled with panel enclosed bath, WC, wash basin, heated towel rail, ceiling spotlights and double glazed window to rear.



### **Single Garage**

15'11" x 7'7" (4.86m x 2.32m)

With electric roller door, light and power. Side window.

### **Rear Garden**

Large and established 85ft East facing rear garden with mature fruit trees and shrubs providing excellent privacy. Garden shed, patio and seating areas, pathways along both sides of the house, one with gated side access leading to the driveway.



### **FRONT GARDEN**

Private driveway with off road parking for two cars. Shrub borders enclosed by low brick wall.

### **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.

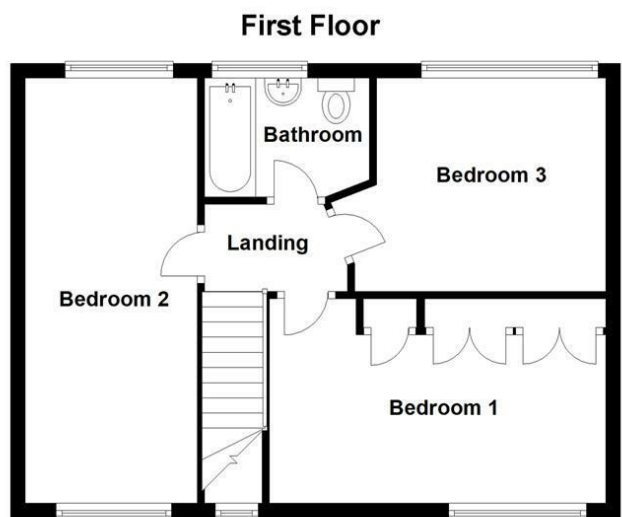
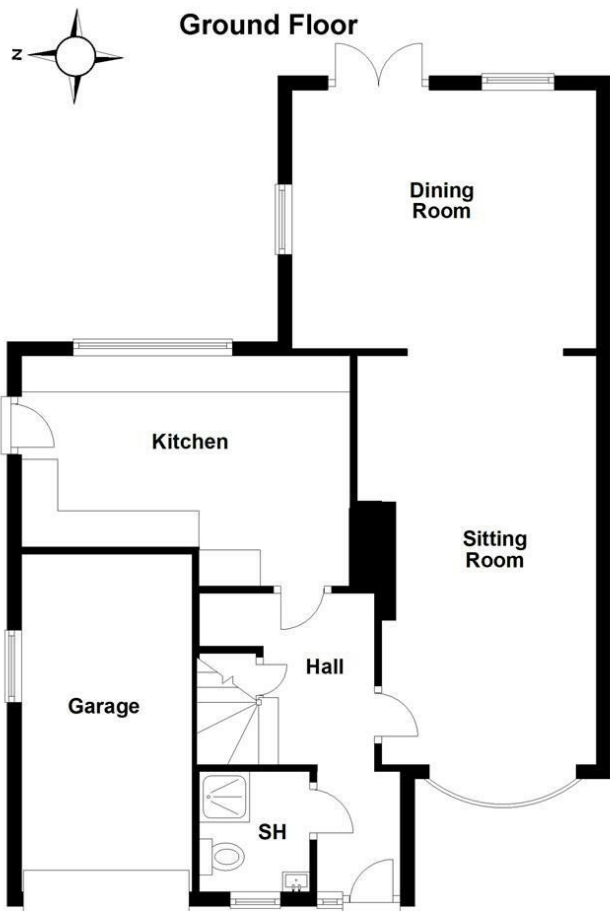
### **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

### **Disclaimer**

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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.



**APPROX GROSS INTERNAL FLOOR AREA 1125 SQFT (Excluding Garage)**  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE