

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*



**16, Havers Lane, Bishop's Stortford, , CM23 3PB**

**Guide price £575,000**

SYMPATHETICALLY EXTENDED 1930'S SEMI-DETACHED HOME JUST A 10 MINUTE WALK TO THE MAINLINE TRAIN STATION SERVING LONDON AND CAMBRIDGE.

Retaining some lovely original features, this three bedroom semi-detached home is in very good condition throughout. On the ground floor there is a large shower room with under floor heating, a sitting room with feature fireplace, dining room, fitted kitchen with opening through to a wonderfully bright family room/dining room and a utility room. On the first floor there are three bedrooms served by a large bathroom. There is a spacious loft which has potential to convert to provide an additional bedroom.

To the front of the property there is driveway parking for three cars. There is side access leading through to the rear garden which is nice and private with decking and steps leading down to a spacious area of lawn.

This property is in a prime location for access to the mainline railway station and the town centre which offers an extensive range of shopping and eating establishments. It is located a short distance from picturesque walks along the River Stort into town and out into the Hertfordshire countryside.

The EPC Rating is TBC / The Council Tax Band is D

### Entrance Hall

Welcoming entrance hall with beautiful stained glass windows to the front, stairs to first floor, under-stairs storage cupboard, radiator.

### Shower Room

9'9" x 4'9" (2.98m x 1.46m)

Fully tiled with double glazed window to the front, double shower with digital Mira shower, electric underfloor heating, WC, Bidet, basin and heated towel rail.



### Sitting Room

14'5" max x 11'10" max (4.4m max x 3.63m max)

Large double glazed bay window to the front, attractive fireplace with gas fire, radiator, double doors through to;



### Dining Room

12'4" x 10'10" max (3.78m x 3.32m max)

Double glazed window to the rear, radiator.



### Fitted Kitchen

12'7" x 10'6" (3.84m x 3.21m)

Fitted with a range of wall and base units and integrated appliances including double oven, fridge/freezer, dishwasher and gas hob with extractor over. This is a bright room with a Velux roof window letting in lots of natural light. There is a door to a utility room which has;



### Utility Room

5'10" x 4'9" (1.79m x 1.46m)

The utility room has a wall mounted gas fired Worcester boiler and fitted water softener. There is space for a washing machine and tumble dryer. Double glazed window to the side.

### Family Room/Dining Room

12'11" x 12'0" (3.94m x 3.66m)

Wonderfully bright dining space with large sliding double glazed windows to the rear, roof lantern, tall ceiling, double glazed door to the side, radiator.



### First Floor Landing

Doors to all rooms and access to the spacious loft space which has potential to create an additional bedroom.

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**Bedroom 1**

14'10" x 8'10" (to wardrobes) (4.53m x 2.7m (to wardrobes))  
Large double bedroom with double glazed windows to the front, built in wardrobes, radiator.



**Bedroom 2**

12'6" x 10'11" (3.83m x 3.33m)  
Spacious double bedroom with double glazed window to the rear, built in wardrobe, radiator.



**Bedroom 3**

7'10" max x 7'3" (2.39m max x 2.23m)  
With double glazed window to the front, built in wardrobe cupboard.

### **Bathroom**

8'10" x 6'10" (2.70m x 2.09m)

Fully tiled with large bath and integral shower connection and controls, Bidet, basin, WC, heated towel rail and underfloor heating. Double glazed window to the rear.



### **Front**

Driveway parking for three cars. Access along the side of the property leading to the rear garden.

### **Rear Garden**



### **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.

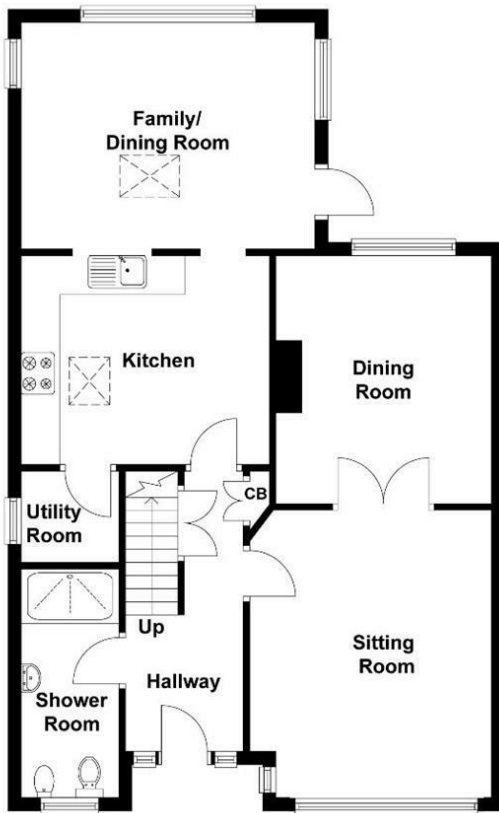
### **LOCAL INFORMATION**

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](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

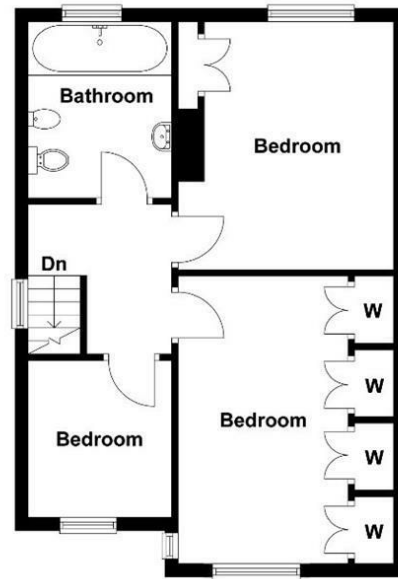
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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**Ground Floor**



**First Floor**



**APPROX GROSS INTERNAL FLOOR AREA 119.0 SQM (1280.90 SQFT)**

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