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**24, Thorley Park Road, Bishop's Stortford, Hertfordshire, CM23 3NQ**

**Guide price £750,000**

IMPRESSIVE SEMI-DETACHED HOME LOCATED ON A QUIET, TREE LINED AVENUE CLOSE TO THE TOWN CENTRE AND TRAIN STATION.

This large family home offers spacious accommodation arranged over three levels. On the ground floor there is a spacious sitting room, WC, large and bright open plan kitchen/dining room and a study. On the first floor there is a spacious landing with a study area, three large double bedrooms and a large bathroom with a bath and shower. On the second floor there are a further two spacious bedrooms and a bathroom. There is excellent storage on this level with eaves and a cupboard in the larger of the two bedrooms.

The property is nicely set back from the road and it benefits from a large frontage with driveway parking for two/three cars. The attractive newly laid block paved driveway runs along the side of the house leading to the gated side access, and on the opposite side there is a lawn with established trees and shrubs to the borders. The rear garden is approximately 75ft deep and it has a large patio with raised flower bed borders, a large area of lawn, a shed and a variety of established trees to the borders providing privacy.

Thorley Park Road is a tree lined avenue located on the South side of the market town of Bishop's Stortford. It is within easy reach of all the towns facilities including excellent schooling options and the mainline train station which is within a 15-minute walk.

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

### **Attractive Entrance Porch**

With light and tiled floor.

### **Entrance Hall**

Double glazed front door with double glazed windows either side leading onto a spacious hallway with stairs to the first floor, doors to principle reception rooms, door to WC and radiator.

### **Sitting Room**

16'2" x 11'6" (4.93m x 3.52m)

Large reception room with double glazed windows to the front and radiator.



### **Large open plan Kitchen/Dining Room**

17'11" max x 15'4" (5.48m max x 4.69m)

Bright and spacious living space with part vaulted ceiling including double glazed skylight windows, double glazed windows to the rear overlooking the garden, a good range of fitted wall and base units offering plenty of storage and an integrated dishwasher, space for a tall fridge/freezer and space for a range style cooker with fitted extractor over. Door to;



### **Utility Room**

6'6" x 5'2" (2.00m x 1.60m)

Double glazed door to the rear garden, space for washing machine, tumble dryer and freezer.



### **Study**

7'9" x 5'2" (2.37m x 1.59m)

Ideal work from home space with double glazed windows to the side and rear.

### **Ground Floor WC**

With basin, WC and double glazed window to the side.

### **First Floor Landing**

Large landing with a study area, double glazed windows to the front and side, stairs to the second floor and doors to the bedrooms and bathroom.

### **Bedroom 1**

12'2" x 11'6" max (3.71m x 3.53m max)

Spacious double bedroom with double glazed window to the rear, radiator.



### **Bedroom 2**

11'11" x 11'6" max (3.64m x 3.51m max)

Double bedroom with double glazed window to the front and radiator.



### **Bedroom 3**

15'6" x 7'11" (4.74m x 2.42m)

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



### First Floor Bathroom

12'5" max x 7'11" max (3.80m max x 2.42m max)

Large bathroom with bath and separate double shower, WC, pedestal basin, double glazed windows to the rear and side, airing cupboard with hot water cylinder.



### Second Floor Landing

Bright landing with double glazed window to the front and doors to bedrooms and bathroom.

### Bedroom 4

18'0" max x 12'3" max (sloping ceilings) (5.49m max x 3.75m max (sloping ceilings))

Impressive double bedroom with double glazed windows to the front and rear, radiator, storage cupboard and eaves storage.



### **Bedroom 5**

10'3" max x 8'10" max (sloping ceilings) (3.14m max x 2.71m max (sloping ceilings))  
Double bedroom with double glazed window to the front, radiator and eaves storage.



### **Second Floor Bathroom**

8'9" x 7'6" (2.67m x 2.3m)  
Spacious bathroom with bath and shower attachment with screen, double glazed window to the rear, radiator, WC and pedestal basin.



### **Garage**

16'11" x 8'3" (5.16m x 2.52m)  
Single garage with power and light, double doors to the front and a single door leading to the rear garden, wall mounted gas fired boiler and wall mounted electricity meter.

### **Front**

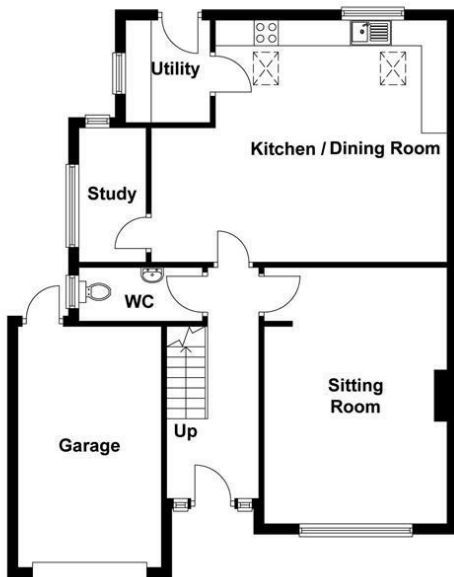
Large frontage with private front garden and newly laid block paved driveway providing off road parking for two/three cars. The driveway leads onto the garage and gated side access to;

### **Large Rear Garden**

Large and established rear garden approximately 75ft long with mature trees and shrubs to all boundaries. The established garden provides excellent privacy and is mostly laid to lawn with a large shed at the far end.



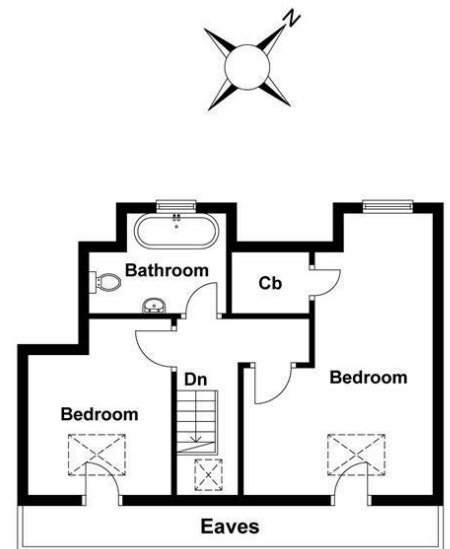
**Ground Floor**



**First Floor**



**Second Floor**



**APPROX GROSS INTERNAL FLOOR AREA 158.40 SQM 1705.0 SQFT  
(Excluding Garage & Eaves)**

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