

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

**LEDNOR
& COMPANY**

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

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Independent Estate Agents and Valuers



17, Bradley Common, Birchanger, Hertfordshire, CM23 5QD

Guide price £899,995

DECEPTIVELY LARGE FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC WITH EXCELLENT TRANSPORT LINKS CLOSE BY.

Offering more than 2700SQFT of accommodation, this impressive family home has large open plan living spaces, a detached one bedroom annexe, a South facing rear garden and private driveway parking for numerous vehicles. The huge kitchen has quality integrated appliances and granite worktops and the sitting/dining room running across the back of the property is enormous at 35ft wide, featuring bi-folding doors and a log burner. The property benefits from air conditioning to the sitting/dining room and principle bedroom suite.

There are two first floor double bedroom suites, both with en-suite bathrooms. In addition, there are two ground floor bedrooms, both of which are double rooms.

To the front of the property there is driveway parking for numerous vehicles. There is gated side access through to the secluded rear garden which is approximately 70ft wide and 40ft deep. There is a further block paved driveway beyond the garden and this provides an additional two parking spaces.

The property is located close to the centre of this lovely Essex village which is located between Stansted Mountfitchet and Bishop's Stortford, both of which offer an extensive range of dining and drinking establishments and have stations on the Cambridge to Liverpool St. line with a link to Stansted Airport. The village has a primary school, local church, village hall, Three Willows Pub/Restaurant and the Birchanger Sports and Social club which is very family friendly. Junction 8 of the M11 motorway is about 1.5 miles away.

EPC Band C. Council Tax Band D.

Entrance Hall

Impressive hall with stairs to first floor, doors to all rooms and storage cupboard.



Ground Floor WC

Tiled floor, WC, vanity unit with basin and automatic light.

Utility/Shower room

10'4" x 8'3" (3.17m x 2.54m)

Spacious room with fitted wall and base units and work tops over, sink, space for washing machine, space for tumble dryer and corner shower unit with side jets.

Huge Kitchen/Family Room

32'6" x 10'10" max (9.91m x 3.31m max)

High quality fitted kitchen with an extensive range of wall and base units and granite worktops, integrated appliances including Neff ovens with warming drawer, large induction hob with extractor over and Neff microwave. There is space and plumbing for a large american style fridge/freezer and the kitchen benefits from plenty of storage including a useful larder cupboard. Bi-fold doors open onto the rear garden.



Impressive Sitting/Dining Room

34'5" x 12'11" (10.5m x 3.94m)

Enormous open plan reception space which is extremely bright with a wonderful outlook over the nicely maintained South facing gardens. This versatile space can easily accommodate a large dining area and sitting area with the two sets of bi-fold doors bringing the 'outside in' during the summer months. There is a feature log burner to keep you cosy during the winter months and air conditioning to keep you cool in the summer.



Study Area

9'10" x 7'5" (3.00m x 2.27m)

This is an ideal 'work from home' space and had a double glazed window to the front, under the stairs storage cupboard and stairs to the first floor guest suite.



Principle Bedroom

19'2" x 13'11" (5.86m x 4.25m)

Fabulous main bedroom suite with air conditioning and a large en-suite bathroom. There is plenty of eaves storage.



Large En-suite bathroom

13'5" x 12'2" (4.10m x 3.71m)

Complete with Jacuzzi bath, double shower unit, vanity unit with sink storage cupboard and space for a dressing table.



Guest bedroom suite

19'2" max x 16'0" max (sloping ceilings) (5.86m max x 4.88m max (sloping ceilings))

Impressive bedroom suite with double fitted wardrobes and an en-suite bathroom. There is plenty of eaves storage and a boiler cupboard housing the Worcester gas fired boiler and hot water cylinder.



En-Suite Bathroom

7'0" x 6'2" (2.15m x 1.89m)

Spacious bathroom with bath and wall mounted shower with screen over, WC, vanity unit with basin, stainless steel heated towel rail.



Bedroom 3

12'0" x 9'7" (3.66m x 2.94m)

Double bedroom with double glazed window to the side and storage cupboard.



Bedroom 4

10'5" x 10'1" + recess (3.18m x 3.09m + recess)

Double bedroom with double glazed window to the front and wardrobe recess.



Detached Annexe

One bedroom annexe located at the base of the garden with separate driveway and parking for two cars.

Living Area

16'10" max x 15'11" max (5.15m max x 4.87m max)

Large living area with sliding Aluminium framed doors opening onto the gardens, double glazed windows to the side and modern electric wall mounted radiators which can be controlled via an app.



Double Bedroom

13'0" x 12'10" max (sloping ceilings) (3.98m x 3.92m max (sloping ceilings))

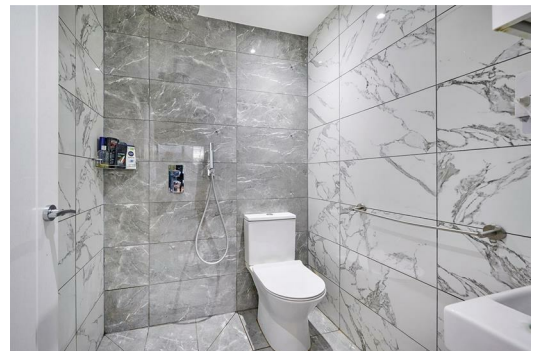
Spacious double bedroom with double glazed windows to the front.



Fully tiled Wet Room

5'4" x 4'9" (1.64m x 1.46m)

Wet room with WC, wall mounted shower and wall mounted sink.



Outside



Front

Driveway parking for numerous vehicles and side access to the rear garden.

Rear

Secluded South facing rear garden which is 70ft wide and 40ft deep. A large patio leads onto a spacious area of lawn with mature hedging and trees to the boundaries. There is a large covered and secure storage area on the West side of the property and there is gated access from the garden to the driveway at the rear which provides a further two parking spaces.



Disclaimer

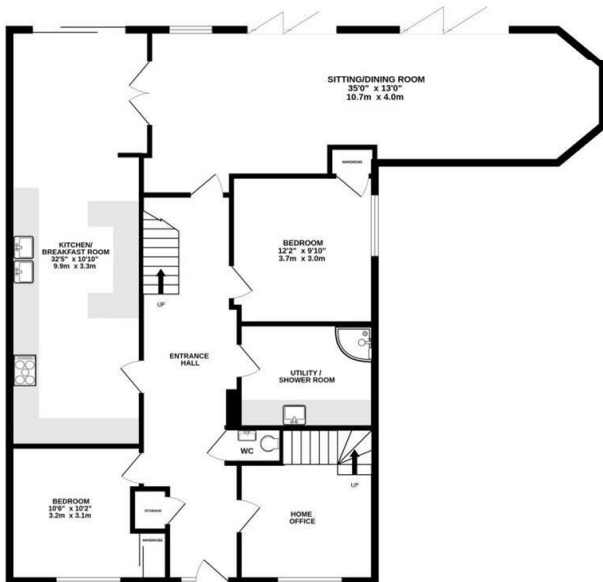
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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

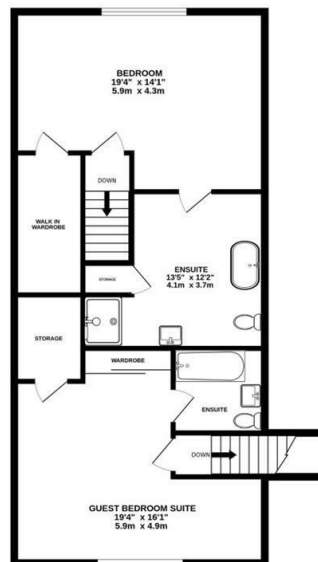
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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.

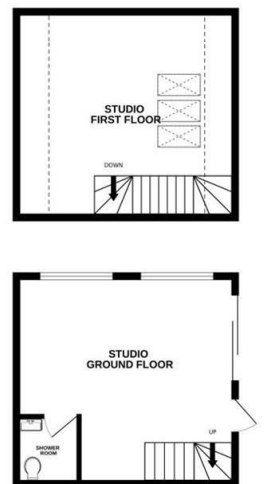
GROUND FLOOR
1380 sq ft. (128.2 sq.m.) approx.



1ST FLOOR
844 sq ft. (78.5 sq.m.) approx.



STUDIO
544 sq ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 2768 sq.ft. (257.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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