

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

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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



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

Guide price £514,500

THREE BEDROOM SEMI-DETACHED HOME WITH LARGE GARDEN AND EXCELLENT SCOPE TO EXTEND.

Located on a quiet tree lined avenue, this spacious family home has accommodation arranged over two levels. On the ground floor there is a large sitting/dining room with fireplace and back boiler, a WC and kitchen/breakfast room. On the first floor there are three bedrooms and a family bathroom. The property has double glazed windows and gas fired central heating throughout.

To the front of the property there is a block paved driveway and a garden which could be utilised for additional off road parking if required. The driveway leads onto a single garage and along the side of the garage there is access to the large rear garden which is mostly laid to lawn and approximately 80ft deep. The garage has a door to the rear which is useful to enter from the garden.

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.

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

Entrance Hall

Double glazed front door with windows either side leading to hallway with stairs to the first floor, radiator and doors to all rooms.

WC

With WC and basin.

Kitchen/Breakfast Room

17'6" max x 7'10" max (5.34m max x 2.40m max)

Extended kitchen/breakfast room with a good range of fitted wall and base units, integrated double electric oven with electric hob and extractor over and space for tumble dryer, washing machine, fridge and freezer. There is a wall mounted radiator, double glazed windows to the rear and side as well as a door leading onto the patio.



Sitting/Dining Room

24'6" x 11'5" max (7.49m x 3.50m max)

Large reception room with double glazed windows to the front and rear, fireplace with gas fire (currently disconnected) and back boiler behind, radiators to the front and rear.



First Floor Landing

Bright landing with double glazed window to the side, doors to all rooms and access to the large loft space.

Bedroom 1

12'0" x 11'6" max (3.66m x 3.52m max)

Double bedroom with fireplace, double glazed window to the front, radiator and airing cupboard with a brand new hot water tank.



Bedroom 2

12'1" x 9'5" (3.70m x 2.88m)

Double bedroom with fireplace, double glazed window to the rear, radiator and two fitted cupboards.



Bedroom 3

8'2" x 6'0" (2.50m x 1.84m)

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



Bathroom

7'10" x 6'10" (2.40m x 2.10m)

Spacious bathroom with bath, WC, pedestal basin, radiator and double glazed window to the rear.



Front

Private front garden and block paved driveway leading to;

Single garage and side access

The garage has an up and over door to the front and a single part glazed door to the rear. There is access along the side of the garage leading to;

Large rear garden

The rear garden extends to approximately 80ft and has two sheds and established hedging/planting to all boundaries.



Disclaimer

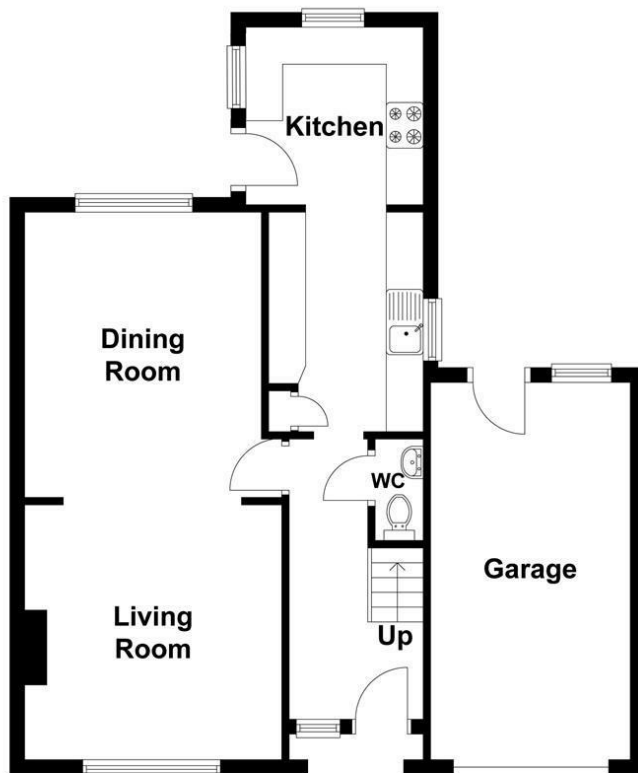
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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

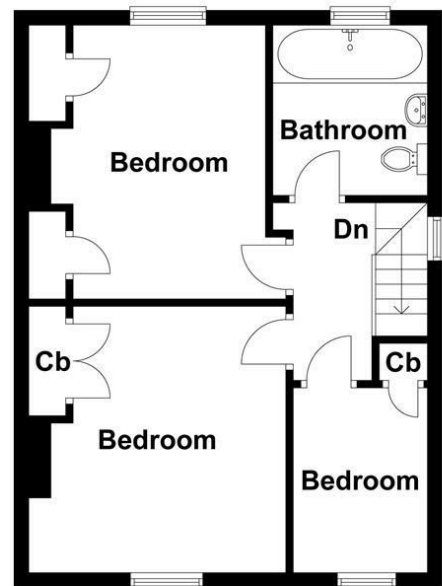
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Find the property you are interested in and then select premium brochure.

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



First Floor



**APPROX GROSS INTERNAL FLOOR AREA 85.80 SQM 923.54 SQFT
(EXCLUDING GARAGE)**

GARAGE AREA 13.80 SQM (148.54 SQFT)

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