

**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, Mailers Lane, Manuden, Bishop's Stortford, Hertfordshire, CM23  
1DP  
Guide price £425,000**

**CHAIN FREE SALE.**

An extended and extremely spacious three/four bedroom semi detached house which has oil fired central heating and double glazing throughout. It does require some updating and redecoration which has been reflected in the guide price.

The accommodation comprises:

Ground floor: Entrance hall, lounge, dining room, bedroom/study, kitchen, utility room, downstairs cloakroom/shower room.  
First floor: Dual aspect master bedroom accessed via an en-suite dressing room, two further well proportioned double bedrooms and a modern bathroom.

The 60' rear garden has an extensive patio area and lawn. The front garden has driveway parking leading to an integral single garage.

Manuden is a pretty Essex village located approximately 5 miles to the North of Bishop's Stortford. It takes less than ten minutes to drive to the town centre and the mainline station.

It has a local inn, with seven bedrooms, a well regarded primary school and Parish Church. The main focus of the village is the modern community centre which is home to the local football and cricket clubs as well as having a large hall with a stage and attached kitchen. This is hired out to various local groups and for parties etc.

The market town of Bishop's Stortford offers an extensive range of shopping and dining facilities, schooling for all ages and has a mainline railway station on the Cambridge to Liverpool St. line. Junction 8 of the M11 motorway is within 5 miles of the property.

The village of Stansted is also a short drive away.

EPC Band E. Council Tax Band E.

## Front Door To:

### Entrance Hall

Wood effect laminate flooring. Cupboard housing electric meter. Doors to cloakroom/shower room and:

### Lounge

17'3" x 11'6" (5.267 x 3.519)

Wood effect laminate flooring. Double glazed bow window to the front aspect. Two vertical radiators. TV point. Understairs cupboard. Stairs to the first floor. Arch to:



### Dining Room

14'6" x 6'11" (4.438 x 2.123)

Wood effect laminate flooring. Vertical radiator. Door to bedroom four/study. Double glazed French doors to:





### **Conservatory**

10'5" x 8'10" (3.196 x 2.712)

Vaulted glazed roof. Double glazed windows on three aspects including French doors to the rear garden. Wood effect laminate flooring. Light and power connected.



### **Bedroom Four/Study**

10'4" x 8'11" (3.168 x 2.726)

Wood effect laminate flooring. Radiator. Wall mounted oil fired central heating boiler. Double glazed door to the conservatory. Door to the garage.



### **Kitchen**

14'6" x 9'10" (4.421 x 3.000)

Fitted with a range of light wood faced units and granite effect work surfaces incorporating: Fridge/freezer, dishwasher and cooker extractor hood.

Stainless steel single drainer sink unit with mixer tap and cupboard below. Extensive range of adjacent work surfaces with cupboards and drawers below. Eight single eye level wall cupboards. Radiator. Ceramic tiled splashbacks to work surfaces. Full-height shelved larder cupboard. double glazed window to the rear aspect. Space for cooker. Door to:



### **Utility Room**

4'11" x 4'5" (1.520 x 1.366)

Wood effect laminate flooring. Double glazed window and door to the rear aspect. Enamel Belfast sink with mixer tap. Space and plumbing for washing machine. Door to:



### **Downstairs Cloakroom/Shower Room**

6'5" x 4'11" (1.967 x 1.503)

Accessed via doors from the utility room and the entrance hall. White suite. Wall mounted wash basin. Low level WC. Shower cubicle. Chrome heated towel rail. Extractor fan.



### **First Floor Landing**

Wood effect laminate flooring. Double glazed window to the rear aspect. Radiator.

### **En-Suite Dressing Room**

7'1" plus recess x 7'0" (2.163 plus recess x 2.143)

Wood effect laminate flooring. Double glazed window to the rear aspect.

### **Bedroom One**

18'10" x 8'4" (5.754 x 2.560)

Wood effect laminate flooring. Double glazed windows to the front and rear aspects. Skirting radiators.



**Walk-in Wardrobe cupboard**

4'11" x 3'2" (1.511 x 0.976)

Light connected.

**Bedroom Two**

11'6" x 9'11" (3.510 x 3.038)

Wood effect laminate flooring. Double glazed window to the front aspect. Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder.



**Bedroom Three**

10'10" x 8'11" (3.322 x 2.719)

Wood effect laminate flooring. Radiator. Double glazed window to the front aspect.





**Bathroom**

9'6" x 5'1" (2.913 x 1.566)

Fitted with a modern white suite and fully tiled walls. Pedestal wash basin with mixer tap. Low level WC. Panel bath with mixer tap and Aqualisa shower attachment.



### **Rear Garden**

A good sized rear garden which measures approximately 60' x 35'

Enclosed by fencing on all three aspects. Paved patio area. Large lawn area. Outside tap and light. Raised flower bed. Hardstanding for shed.



### **Rear View Of Property**



### **Front Garden**

Approximately 25' x 40'.

Hedges on all three aspects. Flower bed. Oil storage tank. Artificial lawn. Driveway with parking leads to:

### **Integral Garage**

16'5" x 8'6" (5.008 x 2.595)

Double opening wooden doors. Light and power connected. Cold water tap. Door to bedroom four/study.

### **Manuden Primary School**

A charming village school that caters for four to eleven year old children. After the last Ofsted inspection in 2023, it was rated good/outstanding.



### **Manuden Village Community Centre**

The village has a fantastic modern community centre which is the envy of the surrounding area.

It has the village cricket pitch, several football pitches as well as an all-weather sports area. The main hall is used for many of the area's social functions.



### **The Yew Tree Inn**

The Yew Tree dates back to the 15th Century and is a lovely country pub with restaurant and seven bedrooms.





### **Village Church**

St Mary the Virgin Church occupies a prominent position in the centre of the village.



### **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 contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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 & Stablegate Financial are directly authorised by the Financial Conduct Authority.

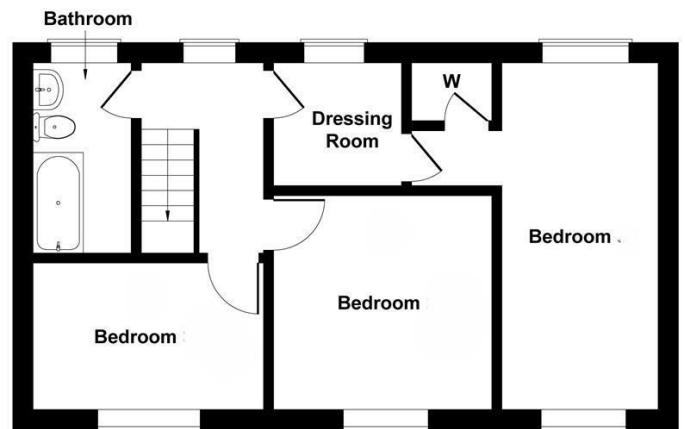
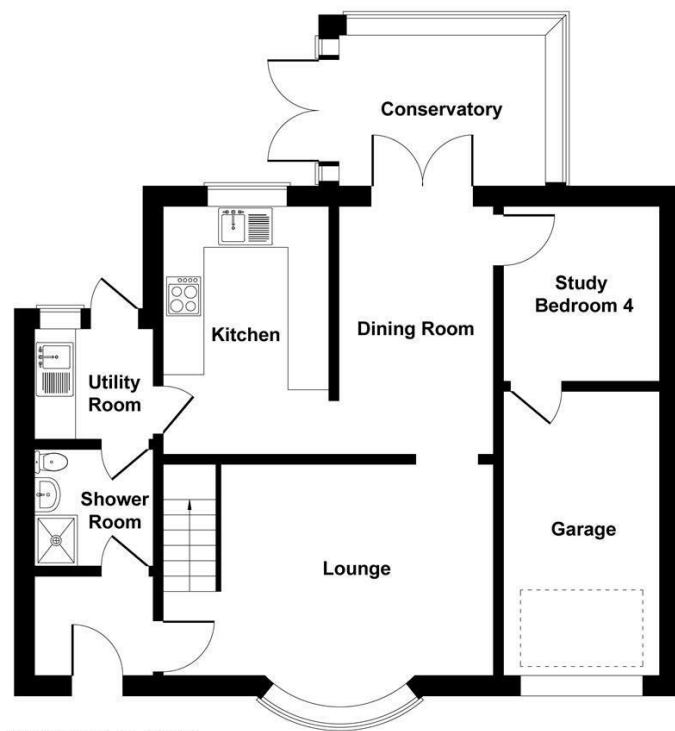
### **Disclaimer**

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.

---

16 Mailers Lane

1334 Square Feet



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.