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Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**10, Hurn Grove, Bishop's Stortford, Herts, CM23 5DD**

**Guide price £450,000**

FANTASTIC LOCATION AT END OF QUIET CUL-DE-SAC OVERLOOKING A PARK AND A MINUTES WALK TO BIRCHANGER WOODS.

A very spacious link-detached house which features three generously proportioned bedrooms. This is a chain free sale.

The property which has gas central and double glazing comprises: Entrance hall, downstairs cloakroom, lounge, dining room, fitted kitchen, master bedroom with fitted wardrobes and an en-suite shower room, a further double bedroom, a large single/twin room and a family bathroom.

There is an enclosed rear garden with large patio area and direct access to the garage and car port. The open aspect front garden has a block-paved area with parking space which is in addition to the off-road parking one the driveway, under the car port and in the garage.

The property is in a lovely tucked-away location, at the end of a quiet cul-de-sac , shared with only two other houses and it overlooks Northolt Park which has a children's playground. This then leads onto Birchanger Woods.

There is a very useful collection of shops and food outlets at nearby Snowley Parade. Two well regarded primary schools and Birchwood Secondary School are all within easy walking distance. Birchanger Woods to some sixty acres of ancient coppiced woodland on the outskirts of town. Junction eight of the M11 motorway and the Bishop's Stortford bypass are a short drive away.  
EPC Band C. Council Tax Band E.

## Front Door To:

### Entrance Hall

Stairs to the first floor. Wood effect laminate flooring. Radiator. Telephone point. Double glazed window to the front aspect. Doors to lounge and:

### Downstairs Cloakroom

6'6" x 2'9" (1.984 x 0.863)

Double glazed window to the front aspect. Pedestal wash basin. Low level WC. Radiator. Wood effect laminate flooring.



### Lounge

13'6" x 13'11" max (4.124 x 4.243 max)

Fireplace with stone surround and a coal effect gas fire. Radiator. TV point. Wood effect laminate flooring. Large understairs storage cupboard. Double glazed French doors to the rear garden. Arch to:



### Dining Room

10'9" x 9'7" (3.284 x 2.928)

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



### **Fitted Kitchen**

10'11" x 9'6" (3.344 x 2.897)

Fitted with a range of light wood fronted units incorporating: Stainless steel double oven, gas hob, stainless steel chimney extractor hood.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Two double and four single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Double glazed window to the rear aspect. Cupboard housing Glow-Worm gas fired central heating boiler. Spaces for upright fridge/freezer and washing machine.



### **First Floor Landing**

Radiator. Hatch to loft space. Double glazed window to the front aspect. Deep built-in airing cupboard housing pre-lagged hot water cylinder.

**Bedroom One**

13'7" x 11'9" (4.164 x 3.595)

Three double fitted wardrobe cupboards. Radiator. TV point. Double glazed window to the rear aspect. Door to:



**En-Suite Shower Room**

7'6" x 5'0" (2.300 x 1.534)

Fitted with a white suite, and fully tiled walls. Pedestal wash basin. Low level WC. Double width shower cubicle. Extractor fan. Three inset ceiling lights. Shaver point. Radiator. Double glazed window to the front aspect.



### Bedroom Two

13'0" x 10'0" (3.987 x 3.071)

Radiator. Double glazed window to the rear aspect.



### Bedroom Three

13'11" x 6'10" (4.246 x 2.099)

Radiator. Double glazed window to the front aspect.



### Family Bathroom

6'10" x 6'9" (2.095 x 2.061)

Fitted with a white suite and fully tiled walls.

Panel bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Extractor fan. Shaver point. Four inset ceiling lights. Radiator. Shaver point. Double glazed window to the rear aspect.



### **Rear Garden**

Eastern and southerly aspects.

Large paved patio area to the rear of the house. Outside light and tap. Lawn area. Various shrubs. 6' fencing and brick walls to the boundaries. Gated side access to the driveway and car port. Space to the rear of the garage which is ideal for a garden shed.



### **Front Garden**

Small hedge. Outside light. Block-paved hardstanding for one car.

Block-paved Driveway goes under the car port and leads to the detached garage. There is room to park three cars on this driveway.

### **Car Port**

17'1" x 9'10" (5.227 x 3.004)

### **Single Garage**

17'2" x 9'3" (5.257 x 2.837)

Up and over door. Light and power connected. Eaves storage area. Door to the rear garden.

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### **Northolt Park**

The property is tucked away in a lovely quiet spot at the end of the road. Opposite the property is a playground known locally as Northolt Park



### **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.

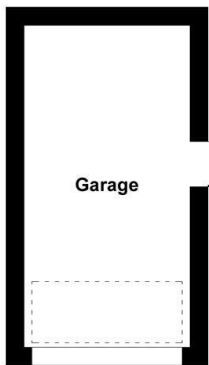
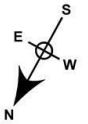
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

### **Disclaimer**

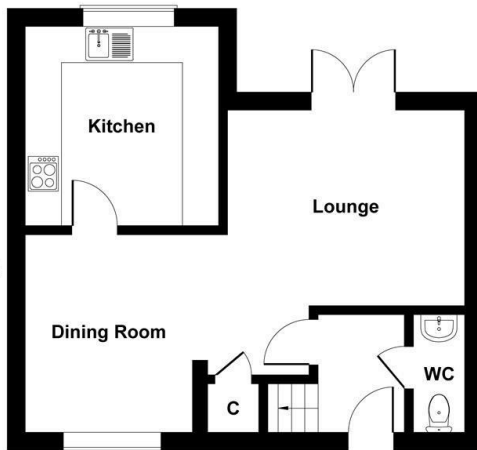
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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

# 10 Hurn Grove

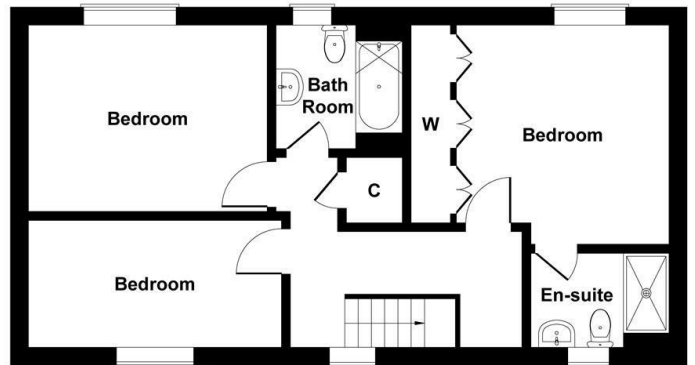
Approximate Gross Internal Area  
1087 sq ft - 101 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

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