

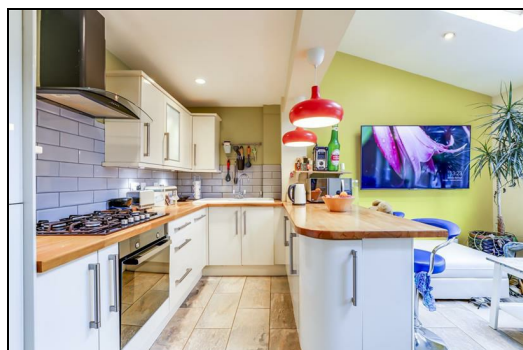
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

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& COMPANY

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*Established 1986*

*Independent Estate Agents and Valuers*



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

**Guide price £550,000**

**IMPRESSIVE THREE DOUBLE BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION WITH EXCELLENT SCHOOLING CLOSE BY.**

This well presented family home has been imaginatively extended and improved by the current owners.

On the ground floor there is an entrance porch, spacious sitting room, wonderfully light and open kitchen/dining room with Velux windows, WC and utility room. There is an integral single garage which could easily be converted and utilised as an additional bedroom if required. On the first floor there is a large principle bedroom with bespoke fitted wardrobes, a double bedroom with en-suite shower room, a further double bedroom and a family bathroom.

To the front of the property there is driveway parking for two cars and to the rear there is a private 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 Porch**

Double glazed front door with double glazed windows to the side.

### **Entrance Hall**

With doors to all rooms and a radiator.

### **Impressive open plan Kitchen/Dining room**

14'10" x 14'4" (4.54m x 4.39m)

Bright and airy space with Velux windows, double glazed windows and door to the rear garden. Modern fitted kitchen with wall and base units, integrated electric oven with five ring gas hob and extractor over, integrated fridge/freezer and dishwasher.



### **Sitting Room**

17'6" max x 11'1" max (5.34m max x 3.40m max)

Double glazed windows to front and a radiator.



### **WC**

### **Utility Room**

8'1" x 4'1" (2.47 x 1.27)

With base units, space for washing machine and wall mounted Vaillant gas fired boiler.

### **Garage**

14'6" x 8'6" (4.42 x 2.60)

With power and light, ceiling with insulation and radiator. The garage could easily be converted to provide a fourth bedroom with bath/shower room if required. There are power sockets with integrated USB points. Just to the front of the garage there is a wall mounted car charging point.

### **Landing**

Doors to all rooms, radiator and access to the loft space which is useful storage.

### **Study**

Ideal office space with double glazed window to the rear.



### Bedroom 1

12'5" x 9'6" (3.79 x 2.91)

Double bedroom with double glazed windows to front, bespoke fitted wardrobe and a radiator.



### Bedroom 2

10'7" x 8'5" (3.23 x 2.57)

Double bedroom with double glazed windows to front and radiator.



### En-suite shower room

7'11" x 3'9" (2.42 x 1.15)

Accessed from bedroom two and the landing, WC, basin, double shower unit and a heated stainless steel towel rail.



### Bedroom 3

9'0" x 9'3" (2.76 x 2.83)

Double bedroom with double glazed windows to rear and a radiator.



### **Bathroom**

7'6" x 5'0" (2.30 x 1.53)

With large bath, WC, vanity unit with basin, heated stainless steel towel rail and double glazed windows to the rear.



### **Private Rear Garden**

Private rear garden which can be accessed from the side via a shared path, enclosed on all sides and not overlooked, patio, lawn and garden shed.

### **Front**

Driveway parking for two cars.

### **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.

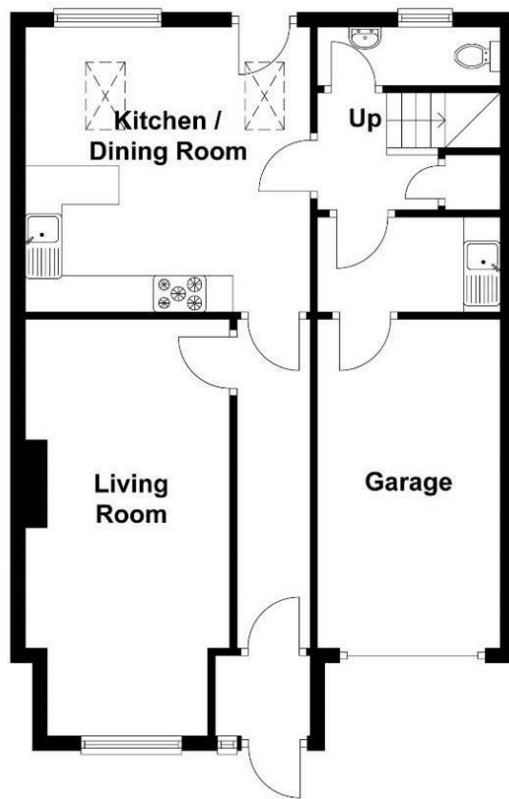
### **LOCAL INFORMATION**

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](http://www.lednor.co.uk)

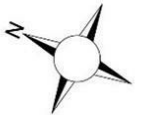
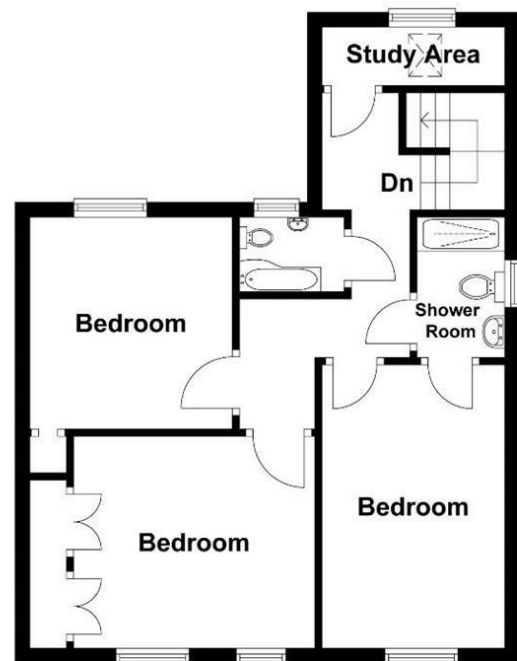
Find the property you are interested in and then select premium brochure.

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.

**Ground Floor**



**First Floor**



**APPROX GROSS INTERNAL FLOOR AREA 104.40 SQM (1123.75 SQFT)**  
**(INCLUDING GARAGE)**  
**GARAGE AREA 11.20 SQM (120.55 SQFT)**

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