

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



32, Park Lane, Bishop's Stortford, Herts, CM23 3NH

Guide price £619,995

FOUR DOUBLE BEDROOM FAMILY HOME LOCATED IN A QUIET AND SOUGHT AFTER LOCATION.

Located on a tree lined avenue, this large family home has accommodation arranged over two levels. On the ground floor there is an impressive open plan living area to the rear of the property with direct access to the rear garden. In addition there is a modern fitted kitchen, study/playroom and a shower room. On the first floor there are four large double bedrooms served by a quality modern bathroom suite with shower over bath.

The property is well set back from the road and benefits from a large driveway and front garden. There is gated side access leading through to the South facing rear garden which is approximately 65ft deep and mostly laid to lawn.

Park Lane 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 D

Entrance Hall

Double glazed front door leading to spacious hallway with doors to all rooms, stairs to first floor, radiator and coat storage cupboard.

Fitted Kitchen

11'6" x 9'11" (3.51m x 3.03m)

Modern fitted kitchen with wall and base units and Quartz work tops. There is an integrated dishwasher and space for an oven, tall fridge/freezer, washing machine and tumble dryer. There is a wall mounted gas fired Worcester boiler, double glazed windows to the front and a door to the side.



Family Room/Study

14'8" x 7'10" (4.49m x 2.39m)

Spacious and versatile reception room with double glazed windows to the front and wall mounted radiator.



Ground Floor Shower Room

Fully tiled shower cubicle with wall mounted Triton power shower, WC, sink, radiator and storage cupboard.

Large Open Plan Living Area

22'6" max x 13'10" max (6.87m max x 4.23m max)

Large and bright reception room with double glazed windows and doors overlooking the garden and radiator. This room flows nicely through to the conservatory which is currently used as the dining area.

Double glazed conservatory

10'10" x 8'10" (3.32m x 2.70m)

With double doors to the side and opening onto the patio, fully double glazed windows and roof.



First Floor Landing

Double glazed window to the side letting in lots of natural light over the stairs, airing cupboard with hot water cylinder and access to the loft space which does have a fitted ladder and light.

Bedroom 1

11'10" x 11'9" (3.63m x 3.59m)

Large double bedroom with radiator and double glazed windows to the front.



Bedroom 2

11'6" x 10'10" (3.53m x 3.32m)

Large double bedroom with double glazed windows to the rear, radiator and built in wardrobes.



Bedroom 3

11'7" x 11'1" (3.55m x 3.40m)

Large double bedroom with double glazed windows to the rear, radiator and built in wardrobes.



Bedroom 4

11'10" x 8'7" (3.61m x 2.64m)

Again, a large double bedroom with radiator and double glazed windows to the front.



Family Bathroom

8'3" x 6'1" (2.52m x 1.86m)

Refitted bathroom with bath and independent shower with screen over, wall mounted radiator, basin and WC.



Front

The property is well set back from the quiet approach road and there is ample driveway parking and a well maintained garden. There is gated side access through to;

Rear Garden

The rear garden is bordered by established trees which afford an excellent degree of privacy in the Summer months. The garden extends to approximately 65ft and is South facing. There is a large area of lawn, a patio area, raised wooden planters and a timber shed.



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.

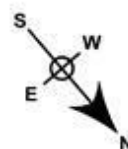
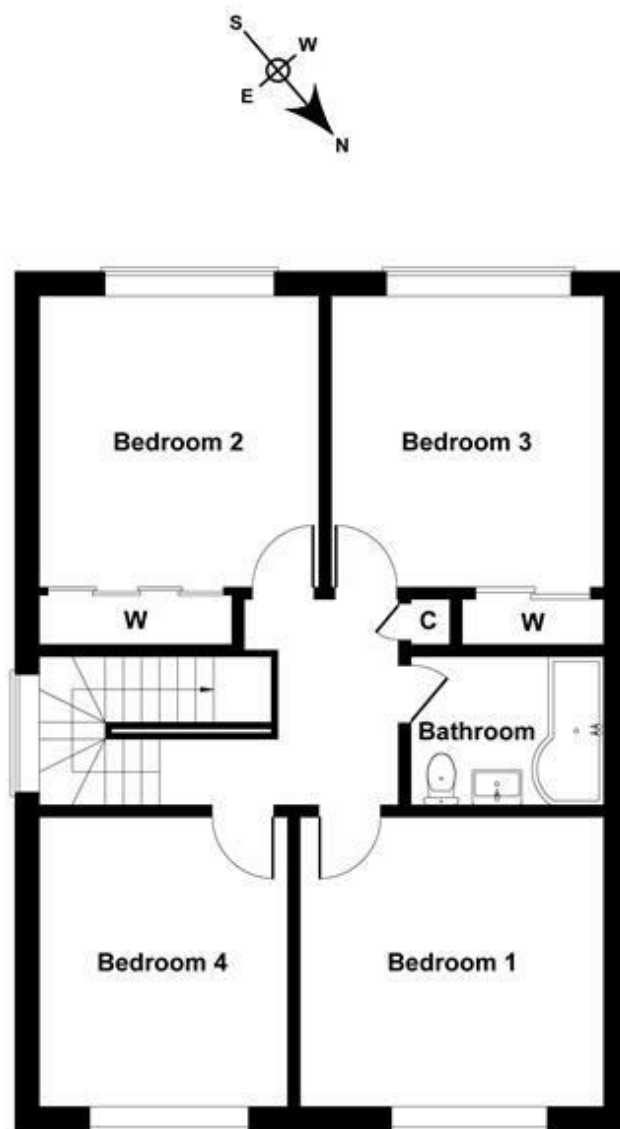
Disclaimer

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.



Shower Room

GROUND FLOOR



FIRST FLOOR

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