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*Established 1986*

*Independent Estate Agents and Valuers*



**19, Kingsbridge Road, Bishop's Stortford, Hertfordshire, CM23 2AD**

**Guide price £950,000**

SUBSTANTIAL FAMILY HOME IN A SOUGHT AFTER LOCATION CLOSE TO THE TOP PERFORMING SCHOOLS, THE TOWN CENTRE AND TRAIN STATION.

This extended 1930's detached home offers circa 2000sqft of living accommodation. The hub of the home is the large open plan kitchen/dining room which is located at the rear of the property with views onto the delightful garden. In addition, there are two spacious reception rooms, a utility area and ground floor bathroom. On the first floor there is a wonderful principle bedroom suite - the bedroom features a tall ceiling and sliding doors leading onto a balcony with far reaching views. The en-suite to this bedroom is huge with twin basins, a shower and bath. There are three further double bedrooms served by a modern fully tiled shower room.

To the front of the property there is a block paved driveway providing off street parking for four cars. Double wooden gates lead through to a 2.3M wide side passage and a single garage. There is gated side access to the delightful rear garden which is West facing and approximately 90ft x 60ft.

The property is located in a sought after road close to the town centre, train station and excellent schooling options. There is a residents' permit parking scheme in operation which has helped to keep the road quiet and free of lots of vehicles. Residents can purchase permits from the local authority for a small annual fee if required.

There are several highly regarded schools which are within easy walking distance, as is Grange Paddocks with its newly opened leisure centre and lovely walks along the river into town or out into the Herts and Essex countryside. The mainline railway station and town centre shops are within a short walk. The town boasts a comprehensive range of shopping, eating and entertainment establishments. Junction eight of the M11 motorway is within easy driving distance.

The Council Tax Band is F / EPC Rating is D

**Entrance Porch**

Spacious porch with double glazed windows and doors, leading to;

**Entrance Hall**

With stairs to the first floor, doors to all rooms, radiator and storage cupboard under the stairs with automatic light.

**Sitting Room**

15'11" into bay x 10'5" (4.86m into bay x 3.18m)

Bright and airy reception room with large double glazed bay window to the front, arch through to;





**Impressive open plan Kitchen/Dining Room**

26'10" max x 13'8" max (8.19m max x 4.17m max)

Quality fitted kitchen with an extensive range of fitted wall and base units including a full height pantry cupboard, granite work tops with breakfast bar and space for the following;

- Large range cooker (with gas connection),
- Tall fridge/freezer
- Dishwasher

This open plan living area is extremely bright with double glazed windows to two aspects and two sets of double glazed doors opening into the conservatory with views across the stunning West facing rear garden. Radiator - arch leading through to;



### **Utility Area**

10'3" x 5'6" (3.13m x 1.69m)

Fitted wall and base units, granite work tops, full height cupboard housing gas fired Vaillant boiler (installed December 2019), water softener, space for washing machine and space for tumble dryer. Double glazed door to the side.

### **Family Room**

12'10" into bay x 9'8" (3.92m into bay x 2.97m)

Spacious and bright reception room with large double glazed box window to the front allowing light to flood in, radiator. This versatile space could be used as a second sitting room or alternatively as a further double bedroom with the bathroom next door.



### **Bathroom**

9'8" x 5'11" (2.97m x 1.82m)

Fully tiled bathroom with WC, basin with vanity unit, stainless steel heated towel rail and cupboard with large Prostel unvented hot water cylinder.



### **Conservatory**

18'8" max x 11'8" max (5.71m max x 3.56m max)

Large conservatory with log burner, radiator, double glazed windows and bi-fold Aluminium framed doors opening onto the rear garden.



### **Large Landing**

Double glazed window to the front, doors to all bedrooms and shower room, radiator, loft access with fitted ladder and light and space for storage.



### **Bedroom 1**

14'3" x 13'10" max (4.35m x 4.24m max)

Impressive principle bedroom suite with tall ceiling and wonderful far reaching views across the North side of the town. There are sliding double glazed doors opening onto the balcony and a door leading through to;



### **En-Suite Bathroom**

12'4" max x 6'10" max (3.76m max x 2.09m max)

Including a bath and fully tiled double shower, two heated towel rails, twin basins mounted into a fitted vanity unit with lighting, double glazed windows to the rear. WC.





### Bedroom 2

13'6" x 10'4" (4.12m x 3.17m)

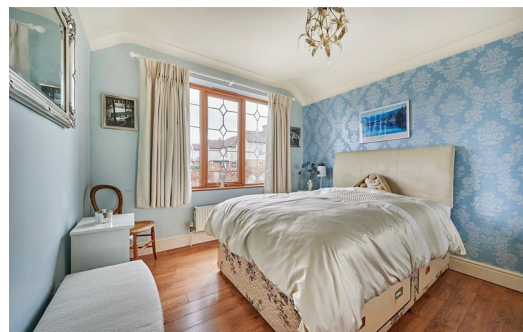
Large double bedroom with double glazed windows to the front, radiator.



### Bedroom 3

10'11" x 9'9" (3.35m x 2.99m)

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



### Bedroom 4

11'1" x 9'9" (3.38m x 2.99m)

Double bedroom with double glazed window to the side, radiator.



### Shower Room

8'2" x 6'6" (2.50m x 2.00m)

Fully tiled shower room with walk in double Aqualisa shower, stainless steel heated towel rail, WC, basin, double glazed window to the side and airing cupboard.



### Single Garage

With an up and over door to the front, double glazed windows to the North side, power and light.

## **Log Store**

### **Outbuilding**

16'0" x 8'10" (4.90m x 2.70m)

Currently used for storage, this brick built outbuilding has power and light, windows on two aspects and could be utilised as a home office or gym.

### **Rear Garden**

90ft x 60ft (27.43mft x 18.29mft)

Fabulous West facing rear garden with an array of mature trees and planting to the boundaries, this garden is a peaceful retreat in the centre of town with a large split level terrace and various seating areas to enjoy the sounds of the abundant wildlife.

### **Front**

There is a block paved driveway to the front providing off road parking for four cars. To the side of the property there are double wooden gates leading through to a wide side access which measures 2.3 Metres. The side access provides access to the single garage and gated rear garden.

## **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.

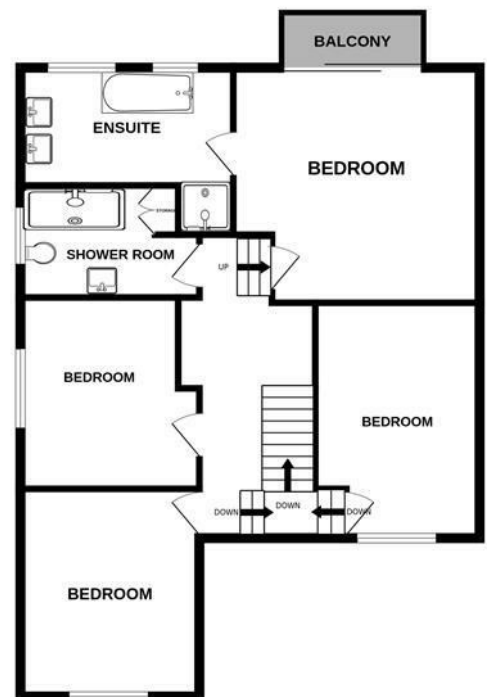
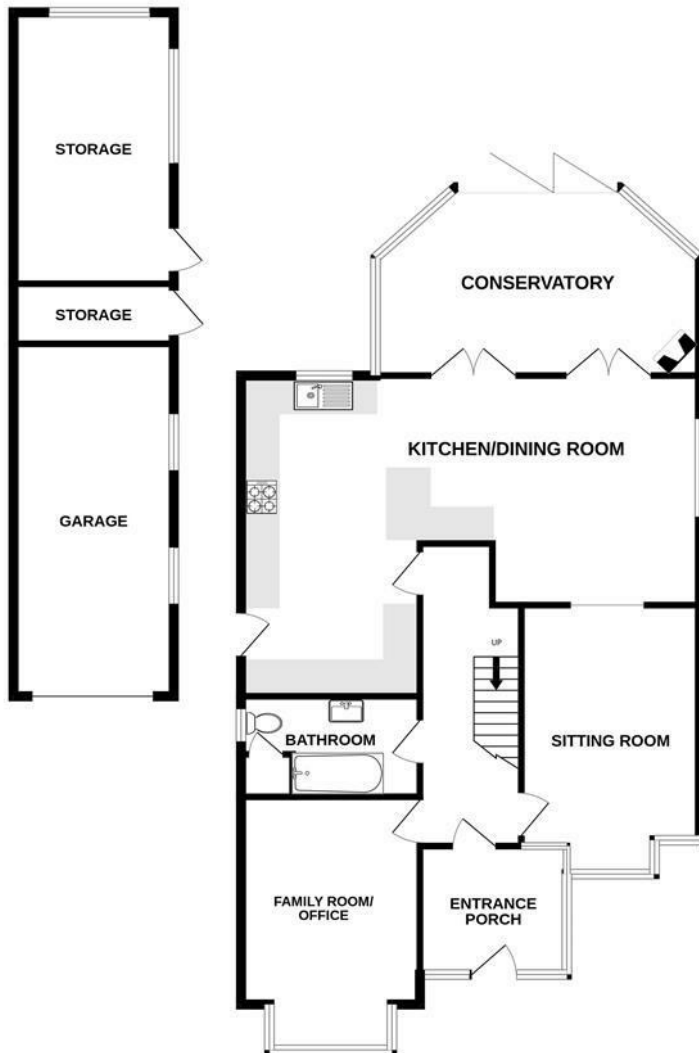
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## **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.

GROUND FLOOR  
1494 sq.ft. (138.8 sq.m.) approx.

1ST FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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