

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



5, Hillside Avenue, Bishop's Stortford, Hertfordshire, CM23 5HS

Guide price £675,000

CHAIN FREE SALE

Situated in a peaceful cul-de-sac in the heart of Bishop's Stortford, this attractive 1930s semi-detached family home offers a rare blend of character, space, and convenience. Just 200 metres from the highly regarded Hockerill Anglo-European College and only a five-minute walk to the train station, the location is ideal for both families and commuters.

The accommodation features four/five bedrooms, three reception rooms and two bath/shower rooms. There is excellent potential to create a self-contained ground floor bedroom suite, offering flexible living arrangements. Outside, the 60ft west-facing rear garden is private and nicely screened with established planting to the boundaries. To the front there is a large driveway accommodating three/four cars which leads to a single garage.

This is a superb opportunity to purchase a versatile family home in one of Bishop's Stortford's most sought-after central locations.

The Council Tax Band is D / The EPC Rating is D

Entrance Hall

With stairs to the first floor, radiator, storage cupboard and doors to all rooms.



Sitting Room

13'10" max (into bay) x 11'9" max (4.24m max (into bay) x 3.60m max)

Spacious front reception room with large bay window, radiator, fitted cupboards and shelving.



Ground Floor Cloakroom

WC and basin.

Study/Bedroom 5

10'9" x 8'2" (3.29m x 2.49m)

Ideal space for a home office or ground floor bedroom. There is a partition wall separating this room and the utility so there is scope to create a ground floor bedroom suite with shower. There is a window to the side, radiator and basin with cupboard under.



Kitchen

15'7" x 6'11" (4.75m x 2.11m)

Spacious and bright kitchen with fitted wall and base units and space for;

- Fridge
- Gas cooker
- Dishwasher

Radiator and window to the rear.



Utility Room

8'11" x 6'2" (2.74m x 1.90m)

Door and window to rear, space for tall fridge/freezer and space for washing machine and tumble dryer. There is a wall mounted Worcester gas fired combi boiler.



Dining Room

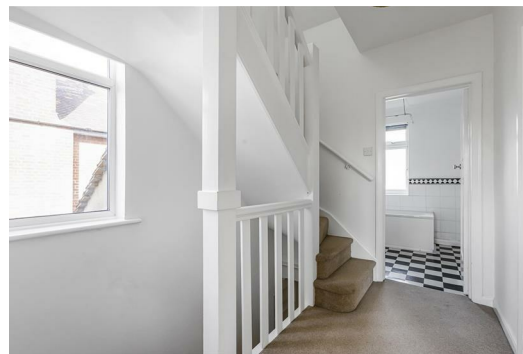
19'1" x 11'10" max (5.82m x 3.61m max)

Large reception room with radiator and double doors leading to the rear garden.



First Floor Landing

Window to the side, doors to all rooms, stairs to the second floor.



Bedroom 2

14'4" (into bay) x 9'10" (to wardrobes) (4.39m (into bay) x 3.02m (to wardrobes))
Large double bedroom with bay window to the front and built in wardrobes.



Bedroom 3

12'5" x 11'10" (3.79m x 3.62m)
Large double bedroom with windows and door to the rear, built in wardrobe and basin with cupboards below.



Bedroom 4

8'11" x 6'11" (2.74m x 2.12m)
Window to the rear and radiator.



Bathroom

Window to the front, bath, basin, WC and heated towel rail.



Second Floor

Bedroom 1

14'3" max x 11'8" max (restricted head height) (4.36m max x 3.56m max (restricted head height))

Impressive principle bedroom suite with walk in wardrobe cupboard, en-suite shower room and eaves storage. There are wonderful far reaching views across the town through the windows to the rear.



En-Suite Shower Room

Cubicle with wall mounted power shower, basin with vanity unit, WC and heated towel rail.



Single Garage

16'11" x 8'8" (5.16m x 2.66m)

With power and light, windows to the side and loft space.

Front

The house is nicely set back from the road and there is driveway parking for three/four cars. To the side of the driveway there is a garden area which could be utilised for additional parking if required.



Rear Garden

The rear garden is West facing and approximately 60ft deep. The garden is mostly laid to lawn and is well screened with established planting to the boundaries.



View from Second Floor

Lovely Westerly view across the town from the second floor.



**Approximate Gross Internal Area 1579 sq ft - 147 sq m
(Excluding Garage)**

Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 505 sq ft – 47 sq m

Second Floor Area 268 sq ft – 25 sq m

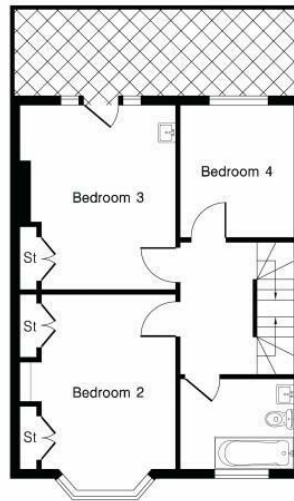
Garage Area 180 sq ft – 17 sq m



Ground Floor



Second Floor



First Floor