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Independent Estate Agents and Valuers



12, Parsonage Lane, Bishop's Stortford, Herts, CM23 5BE

Guide price £699,995

A charming 1930s semi-detached home situated in a highly sought-after location, ideal for families with excellent schools just a short walk away. Perfectly positioned for convenience, this property offers easy access to the train station, town centre and local shops. Beautifully extended and presented throughout, the heart of the home is a stunning open-plan kitchen/dining/family room with bi-fold doors opening onto a delightful 130ft south-facing garden — perfect for entertaining.

There are three bedrooms and a bathroom on the first floor. There is a further double bedroom on the ground floor which forms part of a fully self-contained annex, offering flexible accommodation ideal for multigenerational living, guests, or potential rental income.

To the front there is driveway parking for three vehicles. To the rear there is a 130ft South facing garden which includes a sunny decked seating area, summer house with power and light, and a storage shed.

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

Entrance Hall

Stairs to the first floor, under stairs storage cupboard and doors to;



Sitting Room

12'5" into bay x 11'8" max (3.81 into bay x 3.58m max)
Bay window to the front. Radiator and attractive fireplace.



Impressive Open Plan Kitchen/Dining/Family Room

23'5" x 18'0" max (7.15m x 5.49m max)

Wonderful living space including fitted kitchen with;

- Range style electric cooker
- Integrated dishwasher
- Space for large fridge/freezer
- Large island unit with drawers and cupboards providing excellent storage
- Fitted wall and base units

The family area has a wood burning stove and plenty of space for sofas. Bi-folding doors open onto the South facing rear garden.



Laundry/Utility Room

8'5" x 8'2" (2.57m x 2.50m)

Can be accessed from the driveway or through the house, this spacious laundry room has fitted wall and base units, space for a washing machine, space for tumble dryer and automatic lighting. There is also a water heater serving the kitchen of the annex.



Hallway leading to the annex

Leading from the laundry room to the annex with a door out to the garden.

Annex Sitting Room

12'9" x 11'5" max (3.91m x 3.49m max)

Bright room with wall mounted electric radiator, window to the side and door opening onto the garden.



Kitchen

10'0" x 4'11" (3.07m x 1.52m)

Fitted kitchen with wall and base units, cooker with extractor over, space for slimline dishwasher and space for fridge.



Bedroom

8'2" x 8'0" (2.51m x 2.45m)

Double bedroom with window to the rear and views over the garden, wall mounted electric radiator and fitted wardrobe.



Shower Room

Shower enclosure with wall mounted power shower, heated towel rail, WC, basin and window to the rear.



First Floor Landing

Window to the side, doors to all rooms and access to the loft which is fully boarded with a fitted ladder and light. The gas fired boiler (serviced annually) and hot water cylinder are in the loft.

Bedroom 1

13'1" x 8'8" (to wardrobes) (4.00m x 2.65m (to wardrobes))
Double bedroom with built in wardrobes, window to rear and radiator.



Bedroom 2

13'1" max (into bay) x 10'11" max (3.99m max (into bay) x 3.34m max)

Double bedroom with bay window to the front and radiator.



Bedroom 3

7'10" x 7'0" (2.41m x 2.14m)

Single bedroom with window to the front.



Bathroom

9'1" x 7'0" (2.79m x 2.14m)

Spacious and fully tiled bathroom with bath and separate shower, twin basins, WC, window to the rear.



Rear Garden

Fabulous South facing rear garden which extends to approximately 130ft. The garden has a path leading down to a summerhouse at the base which has power and light.



Summerhouse

With power and light, great for storage but could be utilised as a gym.



Front

The property is nicely set back from the road. To the front there is driveway parking for at least three 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

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.

**Approximate Gross Internal Area 1478 sq ft - 137 sq m
(Excluding Outbuilding)**

Ground Floor Area 1026 sq ft – 95 sq m

First Floor Area 452 sq ft – 42 sq m

Outbuilding Area 144 sq ft – 13 sq m

