

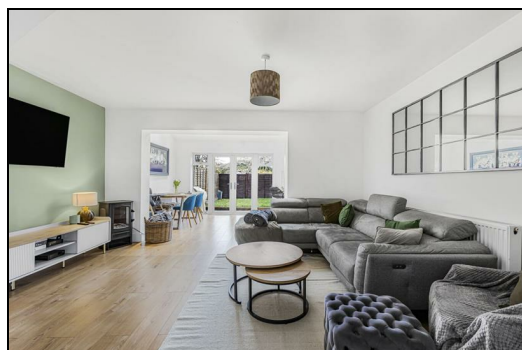
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers



36, Magnaville Road, Bishop's Stortford, Hertfordshire, CM23 4DN

Guide price £495,000

A most impressive and superbly presented three/four bedroom semi detached house.

The extended accommodation has the benefit of gas central heating and double glazing throughout. It comprises: Entrance hall, downstairs cloakroom, study/playroom which could also be used as a fourth bedroom, inner reception area, lounge and a very spacious open plan kitchen/dining room which has a vaulted ceiling. On the first floor: Three well proportioned bedrooms and a bathroom with a modern white suite.

There is an unoverlooked rear garden with lawn and patio. The front garden has a block paved driveway with room to park three cars side by side.

The property is well located in a residential cul-de-sac which is only a short walk from Richard Whittington Primary School. It is also within walking distance of the Thorley Park Neighbourhood Centre which has a Sainsbury's supermarket, post office, several useful shops and food outlets. Beside this is a Busy Bees Day Nursery and an area of parkland with a children's playground.

Manor Fields Primary, Windhill Primary, St Joseph's Primary as well as Bishop's Stortford High School.

The town centre and mainline railway station are just over a mile away.

EPC Band C. Council Tax Band D.

Front Door To:

Entrance Hall

Radiator. Doors to reception room and:

Downstairs Cloakroom

4'5" x 3'0" (1.353 x 0.932)

Double glazed window to the front aspect. Radiator. Ceramic tiled floor. Wall mounted wash basin with mixer tap. Low level WC.



Reception Area

9'7" x 8'3" (2.941 x 2.538)

Double glazed window to the side aspect. Radiator. Wood effect laminate flooring. Stairs to the first floor. Arch to lounge. Door to:



Study/Playroom/4th Bedroom

9'3" x 6'6" (2.841 x 1.996)

Double glazed window to the front aspect. Radiator.



Lounge

15'5" x 12'5" (4.720 x 3.795)

Radiator. TV point. Wood effect laminate flooring. Understairs storage cupboard. Wide arch to:



Magnificent Open Plan Kitchen/Dining Room

22'10" x 9'6" (6.970 x 2.915)

This most impressive room has a vaulted ceiling with Velux double glazed skylight windows and inset ceiling lights.

It is described as two separate areas below.

Dining Area

10'5" x 9'6" (3.193 x 2.915)

Wood effect laminate flooring. Radiator. Double glazed picture windows and French doors to the rear garden. Six inset ceiling lights. Velux double glazed window to the rear aspect.



Kitchen Area

12'3" x 9'6" (3.740 x 2.915)

Fitted with an extensive range of matt grey Shaker style units and solid oak worktops. Integrated appliances include: Stainless steel double oven, Ceramic hob, stainless steel chimney style extractor hood, dishwasher.

White single drainer, sink unit with mixer tap that has a pull-out pan washing attachment. Adjacent work surfaces with cupboards and drawers below. Recess for American style fridge freezer with cupboard above and twin adjacent pull-out larder cupboards. Full-height shelved storage cupboard. Cupboard housing Vaillant gas fired combination boiler which was last serviced in October 2025. Breakfast bar. Ceramic tiled splashbacks to work surfaces.

Two single eye level wall cupboards. Six inset ceiling lights. Double glazed window to the rear aspect plus Two Velux skylight windows. Door to:



Utility Room

7'10" x 3'11" (2.390 x 1.198)

Fitted with units to match the kitchen.

Fitted oak work surface with cupboard and space for washing machine below plus space for tumble dryer above.

Fitted shelving. Two inset ceiling lights. Eye level wall cupboard. Wood effect laminate flooring. Door to the garage.

First Floor Landing

Hatch to loft space. Built-in airing/storage cupboard.

Bedroom One

12'7" x 9'8" into wardrobes (3.836 x 2.967 into wardrobes)

Double glazed window to the rear aspect. Radiator. Range of full-height fitted cupboards to one wall.



Bedroom Two

12'7" x 8'6" plus door recess (3.836 x 2.596 plus door recess)

Double glazed window to the rear aspect. Radiator. Attractive panelling to one wall with twin bedside lights.



Bedroom Three

8'6" x 7'0" (2.599 x 2.155)

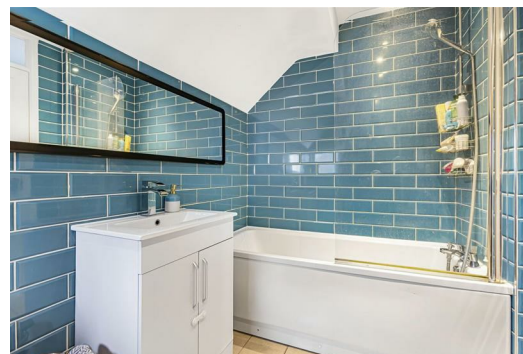
Double glazed window to the front aspect. Radiator. Ornate panelling to one wall.



Modern Bathroom

8'3" x 5'8" (2.530 x 1.741)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with glazed screen, tiled surround, mixer tap and shower attachment. Extractor fan. Three inset ceiling lights. Ceramic tiled floor. Chrome heated towel rail. Double glazed window to the side aspect. Two walls fully tiled.



Rear Garden

An unoverlooked rear garden which is enclosed by 6' fencing on all three aspects.

Full-width paved patio area. Outside light, tap and power. Lawn area.



Front Garden

An open aspect garden which has a fence and hedge to one side. Outside lighting.

The block-paved driveway provides parking for three cars side by side.

Integral Garage

12'0" x 7'10" (3.658 x 2.406)

Remote controlled roller garage door. Light and power connected. Door to the utility room.

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.

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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.

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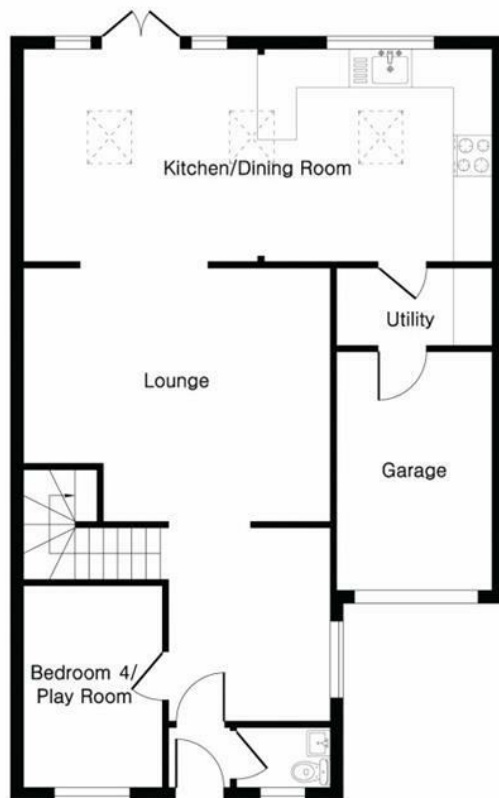
Disclaimer

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.

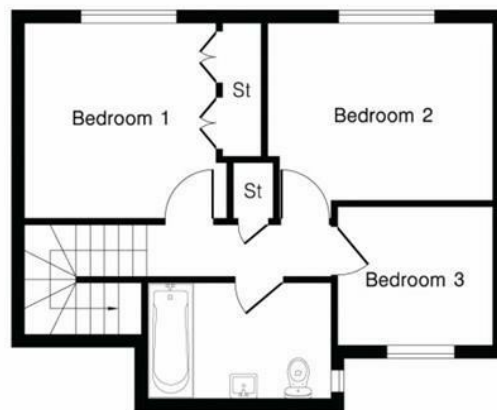
**Approximate Gross Internal Area 1227 sq ft - 114 sq m
(Including Garage)**

Ground Floor Area 814 sq ft – 76 sq m

First Floor Area 413 sq ft – 38 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

