

**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



47, Grace Gardens, Bishop's Stortford, Hertfordshire, CM23 3EU

Guide price £449,995

Three bedroom semi-detached home ideally located within comfortable walking distance of excellent schools, the train station and the town centre.

The property enjoys a bright and airy feel throughout, featuring an impressive open-plan living area and a well-fitted kitchen, ideal for both entertaining and everyday life. Upstairs, there are three generous bedrooms and two fully tiled bath/shower rooms, providing plenty of space for the whole family.

Outside, the South-facing rear garden offers a sunny and private retreat, while the driveway provides parking for two cars.

Recent improvements by the current owners include rewiring of the ground floor (2019), a newly fitted shower room (2022), a new boiler installed in December 2023, new floor covering in the garage (2022) and two large separate loft spaces.

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

Entrance Hall

With stairs to the first floor and door to;

Impressive Open Plan Living Area

26'4" max x 14'10" max (8.03m max x 4.54m max)

Large and bright open plan living space with fireplace and gas fire, large windows to the front and rear and under stairs storage cupboard.



Fitted Kitchen

12'6" max x 10'9" max (3.83m max x 3.29m max)

Spacious fitted kitchen with window and door to the rear. Internal door leading to the single garage. The kitchen includes fitted wall and base units. There is a wall mounted Viessman gas fired boiler which was installed in December 2023 and has a 10 year warranty.



Integral Garage

14'11" x 7'11" (4.55m x 2.43m)

The garage offers flexible additional living space. There are fitted units and there is power and light - this space could be utilised as a gym, playroom or home office. There are double doors opening onto the driveway.



First Floor Landing

Split staircase with access to all rooms. There are two loft access points.



Bedroom 1

14'10" max x 9'5" max (4.53m max x 2.88m max)

Bright and airy large double bedroom with space for wardrobes and a built in storage cupboard.



Bedroom 2

10'7" x 7'9" (3.23m x 2.38m)

Another bright and spacious double bedroom.



Bedroom 3

9'3" x 8'11" (2.84m x 2.72m)

Double bedroom with space for a bed and desk.



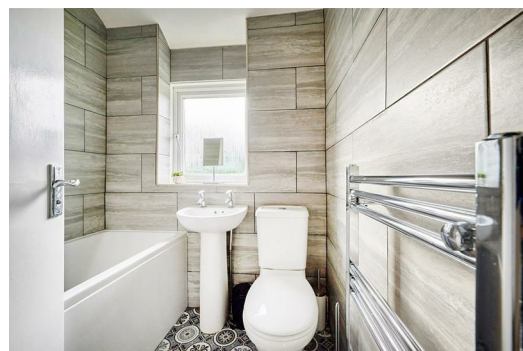
Shower Room

New fully tiled shower room fitted in 2022 including double shower unit with power shower, stainless steel heated towel rail, vanity unit with basin and WC.



Bathroom

Fully tiled bathroom with bath, basin, WC and stainless steel heated towel rail.



Front

Block paved driveway with parking for two cars.

Rear Garden

South facing garden mostly laid to lawn with a patio, shed (which had a new roof in 2020) and established trees and shrubs to the boundaries.



LOCAL INFORMATION

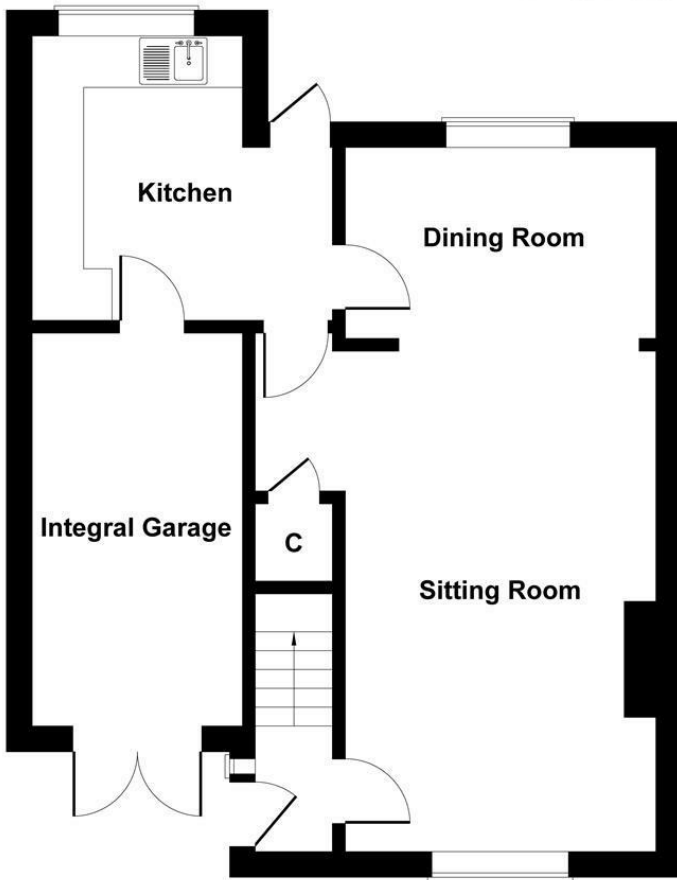
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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.

47 Grace Gardens



GROUND FLOOR



FIRST FLOOR

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