

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



7, Park View Cottages, Bishop's Stortford, Hertfordshire, CM23 4AJ

Guide price £299,995

This delightful character cottage is located approximately one mile from the train station serving London & Cambridge. The town centre is close by and within comfortable walking distance. The property was built around the 1590's. Part of "A fine old Tudor house " described by the day family in the 1800's to 1890. The property used to be called Pump Yard Cottages and was owned by the local landowners, the Frerer's family, who converted the buildings into what we have today.

The accommodation is full of character and consists of a large sitting/dining room, fitted kitchen, ground floor bathroom and two double bedrooms on the first floor. The cottage benefits from double glazed windows throughout and gas central heating.

Outside there is a private West facing garden and a driveway with parking for two small cars.

The Council Tax Band is C.

Entrance Hall

With opening through to the kitchen and door to sitting/dining room.

Fitted Kitchen

9'9" x 6'1" (2.98m x 1.87m)

Fitted base units and;

- Full height fridge/freezer
- Electric oven with electric hob over
- Washing machine



Inner Lobby

With spacious larder cupboard.

Ground Floor Bathroom

11'3" x 5'4" (3.43m x 1.64m)

With bath, WC, basin and wall mounted gas fired Vaillant combi boiler which was installed in January 2022 and has been serviced annually since.



Large Sitting/Dining Room

16'8" max x 15'10" max (5.09m max x 4.85m max)

Impressive reception room with an abundance of character, brick fireplace with gas fire and storage cupboard with electric meter and access to the old bread oven. Stairs to the first floor.



Bedroom 1

14'4" max (sloping ceilings) x 10'0" max (4.39m max (sloping ceilings) x 3.07m max)

Double bedroom with eaves storage cupboard.



Bedroom 2

12'4" max x 8'9" max (3.76m max x 2.67m max)

Double bedroom.



Outside

The gardens and parking are to the front of this charming period cottage. There is a driveway which will accommodate two small cars and then a gate leading into a private West facing garden. The garden includes a shed and has the benefit of an outside tap. The neat hedge which provides excellent privacy is professionally trimmed once a year.



Disclaimer

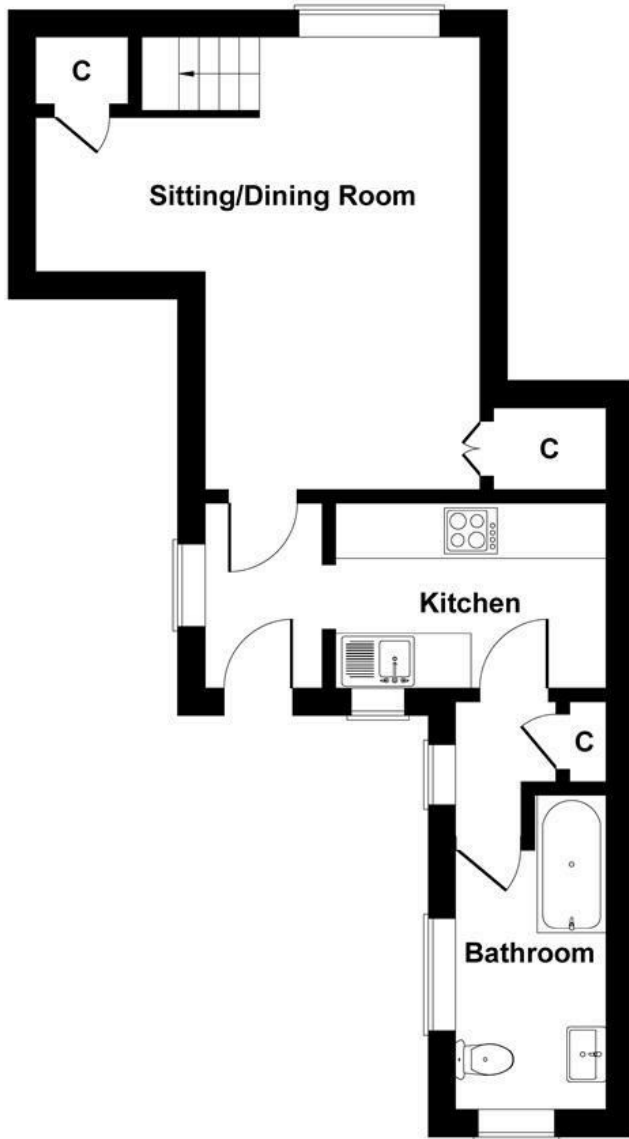
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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

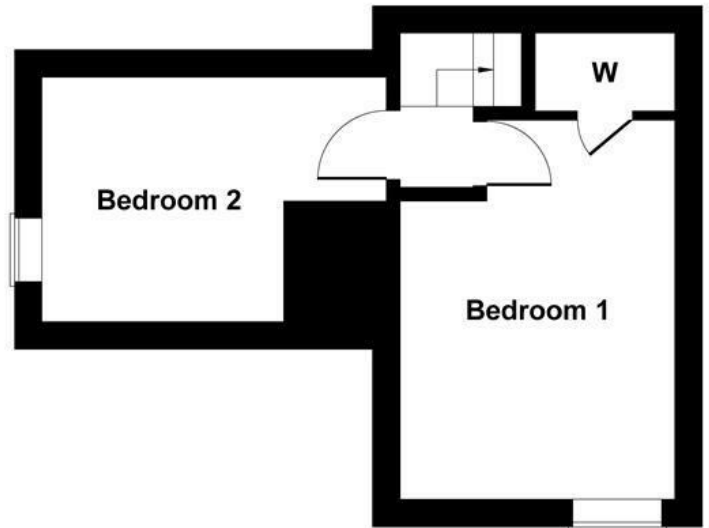
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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.

7 Park View Cottages



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.