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*Established 1986*

*Independent Estate Agents and Valuers*



**8, Highfield Avenue, Bishop's Stortford, Hertfordshire, CM23 5LS**

**Offers over £450,000**

Dating back to the 1930's is this extended semi detached property which is located in a small cul-de-sac within walking distance of the station and town centre.

The accommodation has gas central heating and double glazing. It does require some updating but offers an ideal opportunity for a buyer to improve. It comprises: Entrance hall, large bay fronted sitting room, dining/family room, kitchen, ground floor and first floor shower rooms, three well proportioned double/twin bedrooms.

The rear garden is approximately 45' in length. It does require some attention, as it is a bit overgrown. There is a possibility of making a rear access to a footpath that leads down to the town and the station.

There are several primary and secondary schools within walking distance. The hospital is very close-by. Road access to the M11 Junction 8 is easily reached, along with the A120 and A1060 making commuting to London, Cambridge and Chelmsford very simple.

EPC Band D. Council Tax Band D.

**Front Door To:**

**Entrance Hall**

Stairs to the first floor. Doors to sitting room, dining/family room and shower room. Double glazed window to the side aspect. Wooden flooring.



**Sitting Room**

18'1" x 11'4" plus bays (5.514 x 3.468 plus bays)  
A very spacious room which is well lit by two double glazed windows to the front aspect. Two radiators.



**Dining/Family Room**

20'6" x 11'8" (6.256 x 3.569)  
An extended room which is described as two separate areas below.

### Dining Area

11'8" x 9'11" plus recess (3.571 x 3.038 plus recess)  
Wood effect laminate flooring. Attractive open fireplace. Large understairs recess and cupboard. Feature vertical radiator. Arch to:



### Family Area

9'7" x 8'1" (2.945 x 2.473)  
Wood effect laminate flooring. Radiator. Double glazed windows and French doors to the rear aspect. Door to:



### Kitchen

14'7" x 9'2" (4.455 x 2.807)  
Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work services with cupboards and drawers below. Integrated stainless steel double oven, five ring gas hob with stainless steel splashback and chimney style extractor hood.  
Breakfast bar. Double full-height broom cupboard. Cupboard housing Ideal gas fired central heating boiler. Two double and three single eye level wall cupboards plus shelving. Spaces for dishwasher and washing machine. Six inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Radiator. Double glazed window to the rear aspect. Double glazed door to the side.



### Shower Room

6'0" x 5'5" (1.838 x 1.655)

Quadrant shower cubicle with hand held and overhead shower units. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Chrome heated towel rail. Wood effect laminate flooring. Double glazed window to the side aspect.



### First Floor Landing

Hatch to loft space.

### Bedroom One

11'7" x 11'7" plus bay (3.537 x 3.531 plus bay)

A large master bedroom which is well lit by a double glazed bay window to the front aspect. Double fitted wardrobe cupboard. Two eaves storage cupboards. Radiator. Six inset ceiling lights.



### Bedroom Two

10'2" x 10'2" max (3.112 x 3.112 max)

Velux skylight window to the side aspect. Radiator. Eaves storage cupboard.



### Bedroom Three

13'10" x 6'5" (4.235 x 1.965)

Double glazed window to the rear aspect. Radiator. Eaves storage cupboard.



### Shower Room

8'4" x 2'10" plus shower recess (2.552 x 0.868 plus shower recess)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Fully tiled shower cubicle. Chrome heated towel rail. Ceramic tiled floor. Double glazed window to the side aspect.



### Rear Garden

Approximately 45' in length.

Large decked patio area immediately to the rear of the house. Outside tap and light. The remainder of the garden is mainly paved with some raised flower beds. Established willow tree. Various shrubs. One large and one small garden shed. Gated side pedestrian access to the front.

N.B. We believe that it would be possible to put a gate to the rear of the property as neighbouring houses already have this. This would provide the owners with direct access to a footpath that runs down into the town, past Thorn Grove Primary school and onwards to the station and town centre.



## Rear View Of House



## Front Garden

Approximately 20' in length. Dwarf brick wall to one side and fencing to the other. Block-paved pathway leads to the front door. Established Acer tree. Various shrubs. Ornate gravel/slate area which is currently overgrown.

## Parking Arrangements

Although there is currently no off-road parking with this property, it is possible to create this by paving the front garden as several of the neighbours have already done. In addition to this, it is possible to park in the road on a first come, first served basis.

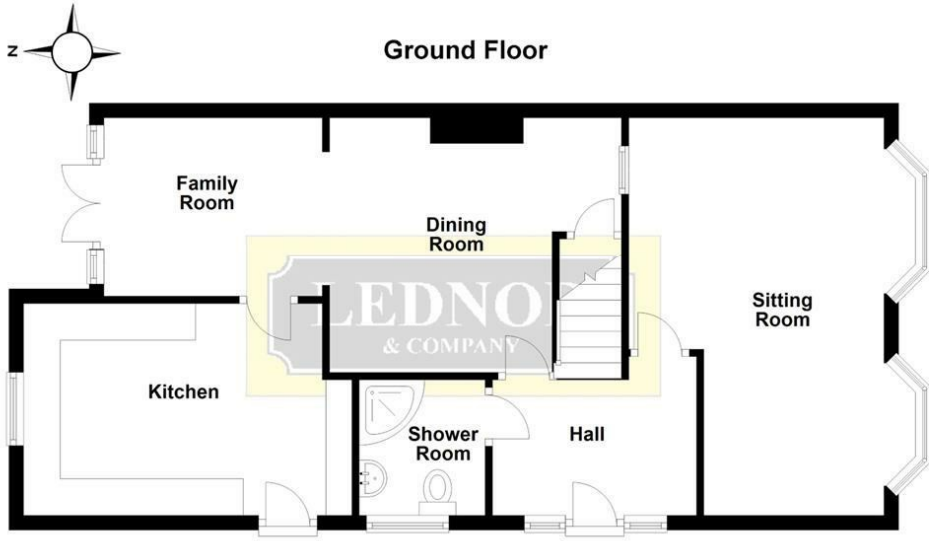
## LOCAL INFORMATION

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](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

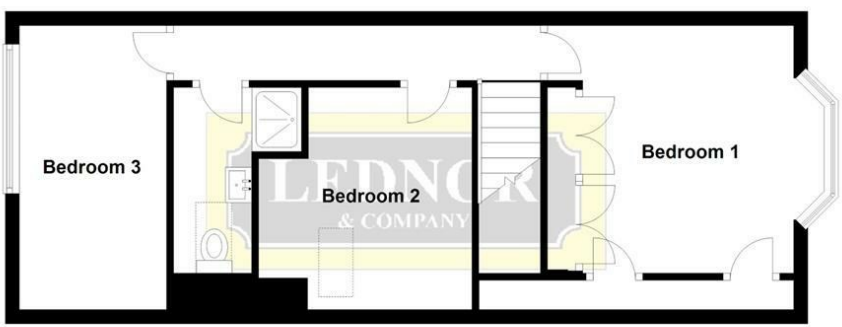
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## 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.



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1150 SQFT  
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE