



## VARDON DRIVE, BISHOP'S STORTFORD

GUIDE PRICE – £275,000

- 1 DOUBLE BEDROOM MAISONETTE
- LARGE OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- LARGE PRINCIPAL BEDROOM
- THREE PIECE BATHROOM
- EPC 87B
- IDEAL CUL-DE-SAC LOCATION
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN TO REAR
- WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLING AND MAINLINE TRAIN STATION

A great opportunity to purchase this amazingly presented one double bedroom maisonette, which is within walking distance to local amenities, schooling and the mainline train station. This property boasts a spacious open plan kitchen, living and dining room, a double bedroom and a three piece bathroom. Externally, the property benefits from an allocated parking space, pathway to its own front door and side access leading to the rear communal garden.





With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, wall mounted fuseboard, power point, wall mounted radiator, fitted carpet and stairs rising to:

### **First Floor Landing**

With window to side, ceiling lighting, smoke alarm, access to loft with insulation, wall mounted radiator, power point, fitted carpet. Airing cupboard housing wall mounted Vaillant boiler, telephone and power points.

### **Open Plan Living, Kitchen & Dining 18'6" x 16'4"**

With window to front overlooking the cul-de-sacs balancing pond and golf course beyond, kitchen area comprising an array of eye and base level cupboards and drawers with complimentary stone effect square-edge worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with stainless steel splashback and extractor fan above, single oven beneath, recess power and plumbing for washing machine, recess and power for fridge freezer, inset ceiling and pendant lighting, wall mounted radiators, Tv and power points, fitted carpet with wood effect linoleum flooring to the kitchen area.

### **Bedroom – 13'5" x 10'11"**

With window overlooking the rear communal garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, recess ideal for a built-in wardrobe.

### **Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted radiator, wood effect linoleum flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved shared access with allocated parking space, pathway leading to the property's personal front door and further gated access to:

## Communal Rear Garden

Laid primarily to lawn with array of shrub and herbaceous flower beds and tree-lined aspect.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Vardon Drive** is located in the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport and is a three minutes walk from the property. The M11 and M25 motorways are just a short drive giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

25 Vardon Road, Bishops Stortford, CM23 5FT

## SERVICES

Gas fired central heating, mains electric, drainage and water

Lease remaining (years) -121

Service Charge - £72.87 pcm

## COUNCIL TAX BAND

Band B

## LOCAL AUTHORITY

East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 16/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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