



# PM ESTATES

Property Sales & Lettings



## The Paddock

Bishops Stortford, Hertfordshire, CM23 4JN

£1,100<sub>PCM</sub>

# The Paddock

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## Overview

- Modern Maisonette Flat
- One Double Bedroom
- Family Sized Tiled Bathroom
- Large Living Area
- Fully Fitted Kitchen
- Allocated Parking
- Communal Garden Areas
- Offered Unfurnished
- Energy Rating C
- Council Tax Band B



## Description

Located in a quiet cul-de-sac within the highly regarded Thorley Park development, this well-presented one-bedroom maisonette offers a strong combination of privacy, convenience and long-term rental appeal, and has recently been renovated including fresh decoration, new carpets and new blinds fitted.

This property its own private front door, creating a clear sense of independence more commonly associated with a house rather than an apartment. Internally, the accommodation is bright, clean and well maintained, with a spacious living area finished in light oak-effect flooring, providing a modern and neutral base suited to a wide range of tenants.

The separate kitchen is fitted with a range of wall and base units, complemented by wood-style work surfaces and integrated appliances, including a washing machine, ensuring day-to-day practicality without compromise.

Positioned within easy reach of Bishop's Stortford town centre and mainline station, the property is particularly well suited to commuters. Direct rail services provide access into London Liverpool Street, Cambridge and Stansted Airport, while local bus routes offer further connectivity across the town and surrounding areas.

Overall, this is a well-located, low-maintenance property in a consistently popular residential area, making it an attractive option for professional tenants seeking both convenience and a quieter setting.

Contact PM Estates today on 01279 654646 to arrange a viewing.



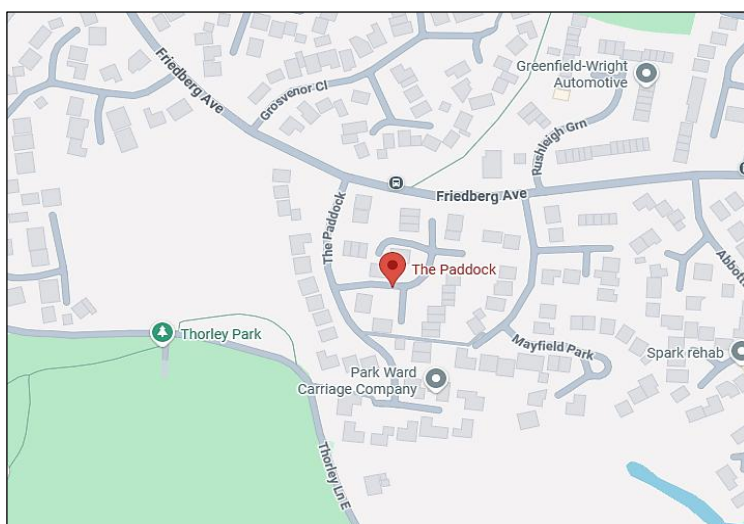
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ideally situated between London and Cambridge, Bishop's Stortford is a historic market town with excellent connectivity. It sits adjacent to Stansted Airport and offers a direct 35-minute rail link to London Liverpool Street via the Stansted Express. Furthermore, its proximity to the M11 and M25 motorways ensures convenient road access to the rest of the UK.

Key local transport is provided by bus routes 510, 308, and 301. These services typically run every 20 minutes, offering regular connections to Stansted Airport, Cambridge, Takeley, Braintree, Harlow, and Saffron Walden.

Bishops Stortford is highly regarded for its wide range of excellent schools, which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



### Directions from Our Office

#### **PM Estates**

7 Riverside Walk, South St, Bishop's Stortford  
CM23 3AG

Follow A1059 to The Causeway/A1250  
(0.2 mi)

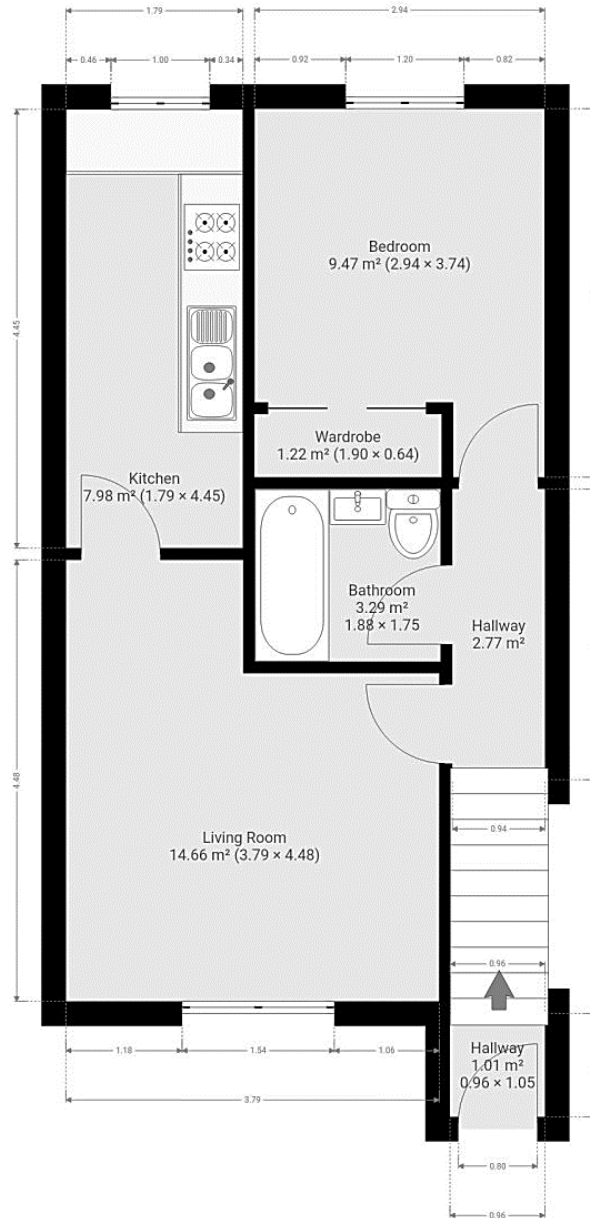
Continue on A1250. Take B1004 to Friedberg  
Avenue  
(1.5 mi)

Continue on Friedberg Ave. Drive to The  
Paddock  
(0.8 mi)

#### **The Paddock**

Bishop's Stortford CM23 4JN

# Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: [info@pm-estates.co.uk](mailto:info@pm-estates.co.uk)

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

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