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Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**15, Searle Way, Bishop's Stortford, Herts, CM23 2ZL**

**Guide price £389,995**

This property is being offered as a chain free sale.

An extremely well presented and very spacious two double bedroom end of terrace house which has gas central heating and double glazing throughout.

The impressive accommodation comprises: Entrance hall, downstairs cloakroom, bright and spacious open plan kitchen/living room (The kitchen includes all integrated appliances), two generously proportioned bedrooms and a luxury bathroom which has a modern white suite.

The 60' rear garden is larger than average and enjoys a sunny westerly aspect. It has a lawn and patio area. There is driveway parking to the side of the house for two cars.

The property is located in Stortford Fields, within walking distance of Bright Horizons Day Nursery, Avanti Brook Primary School and Avanti Grange Secondary school both of which are modern schools with an excellent reputation. There is also a children's playground close-by.

The Arriva 511 bus services this area and connects to various parts of the town including the town centre and station.

The town centre is just over one and a half miles away and offers an excellent range of shopping and eating establishments. This property is well located for access to the Bishop's Stortford by-pass, the M11 motorway and the A120 and A10 main roads. Council Tax Band D and a very energy efficient EPC rating of B.

### **Covered Porch**

Outside light. Front door to:

### **Entrance Hall**

Wood effect laminate flooring. Radiator. Doors to kitchen and:

### **Downstairs Cloakroom**

5'10" x 4'7" (1.796 x 1.418)

Modern white suite.

Pedestal wash basin. Low level WC. Radiator. Extractor fan.  
Wood effect laminate flooring. Half tiled walls.



### **Open Plan Kitchen/Living Room**

26'3" x 13'4" max (8.009 x 4.076 max)

A very spacious and well lit room which is described as two separate areas below.

### **Fitted Kitchen**

12'7" x 8'6" (3.852 x 2.596)

Fitted with a stylish range of gloss white Shaker style units. Granite effect worktops with matching upstands.

Integrated units comprise: Bosch induction hob with a glass splashback and chimney style extractor hood above, Bosch stainless steel oven, fridge/freezer, washing machine and dishwasher.

Double glazed window to the front aspect. Wood effect laminate flooring. Single drainer sink unit with cupboards below. Adjacent work surfaces with cupboards and drawers below. Four single eye level wall cupboards. Cupboard housing Ideal gas fired combination boiler. Radiator. Extractor fan. Inset ceiling lights. Space for table. Open to:



### Living Room

14'9" x 13'4" (4.509 x 4.073)

Full-width double glazed windows to the rear aspect which includes French doors to the rear garden.

TV and telephone points. Wood effect laminated flooring. Inset ceiling lights. Stairs to the first floor. Understairs storage cupboard.



### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom One

13'4" x 9'2" (4.071 x 2.814)

Double glazed window to the front. Radiator. TV point.

N.B. The freestanding wardrobes are available by separate negotiation.



### Bedroom Two

13'3" max x8'6" plus door recess (4.054 max x2.596 plus door recess)

Hatch to loft space. Double glazed window to the rear. Rear. Built-in wardrobe/storage cupboard.



### Luxury Bathroom

6'3" x 7'1" (1.921 x 2.165)

Fitted with a modern white suite, complementary tiling and fittings.

Half tiled walls. Extractor fan. Shaver point. Chrome heated towel rail. Four inset ceiling lights. Tiled floor. Vanity shelf.

Pedestal wash basin with mixer tap. WC with concealed cistern. Panel bath with fully tiled splash surround, glazed shower screen, mixer tap and wall mounted controls for the shower.



### Rear Garden

A larger than average rear garden which is enclosed by 6' fencing on all three aspects.

The garden is approximately 60' in length and enjoys a sunny westerly aspect.

Paved patio area and pathway. Outside tap. Flower bed to the rear of the plot.

wide gated side access with room for a shed.



## Rear View Of House



## Front Garden And parking

An open aspect garden.

Paved pathway to the front door.

Tarmac driveway provides off-road parking for two cars.

N.B. For on=street parking. it is also possible to buy permits for additional vehicles

## Estate Charges

The current estate charge is £175 per annum. There is also a maintenance charge of £233.47 for the period 1/1/26 to 31/12/26

## 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.

## FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

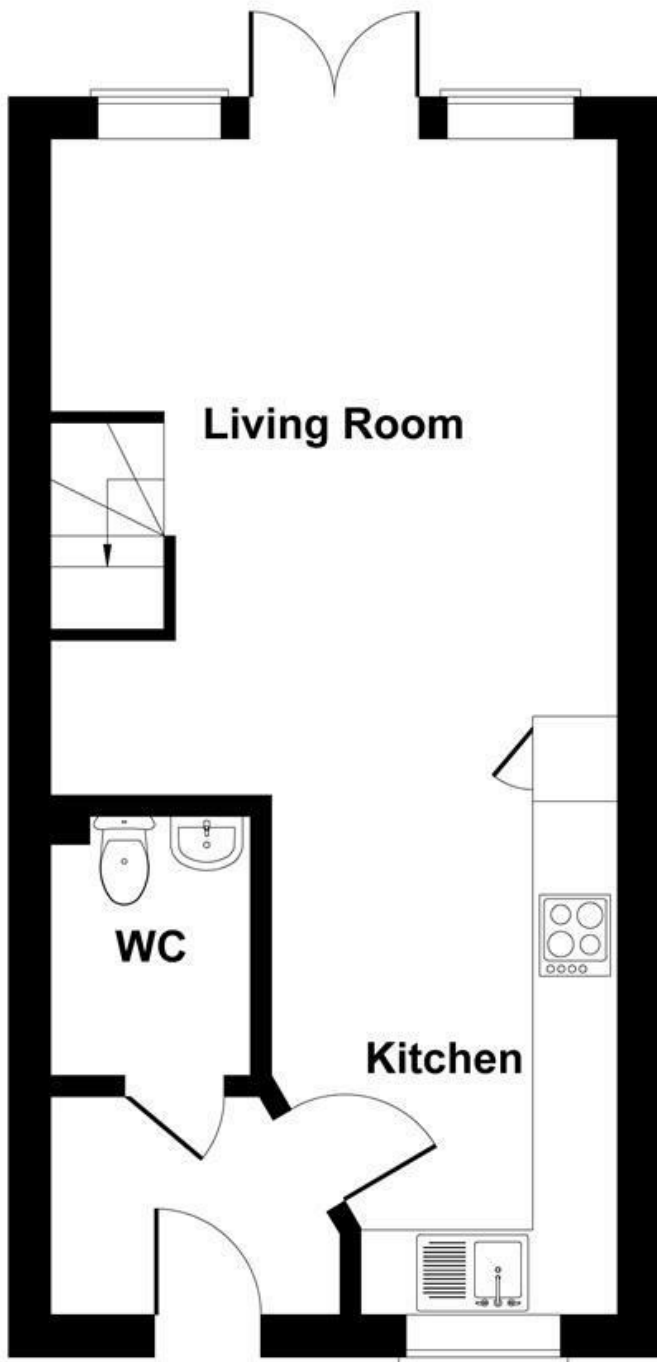
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

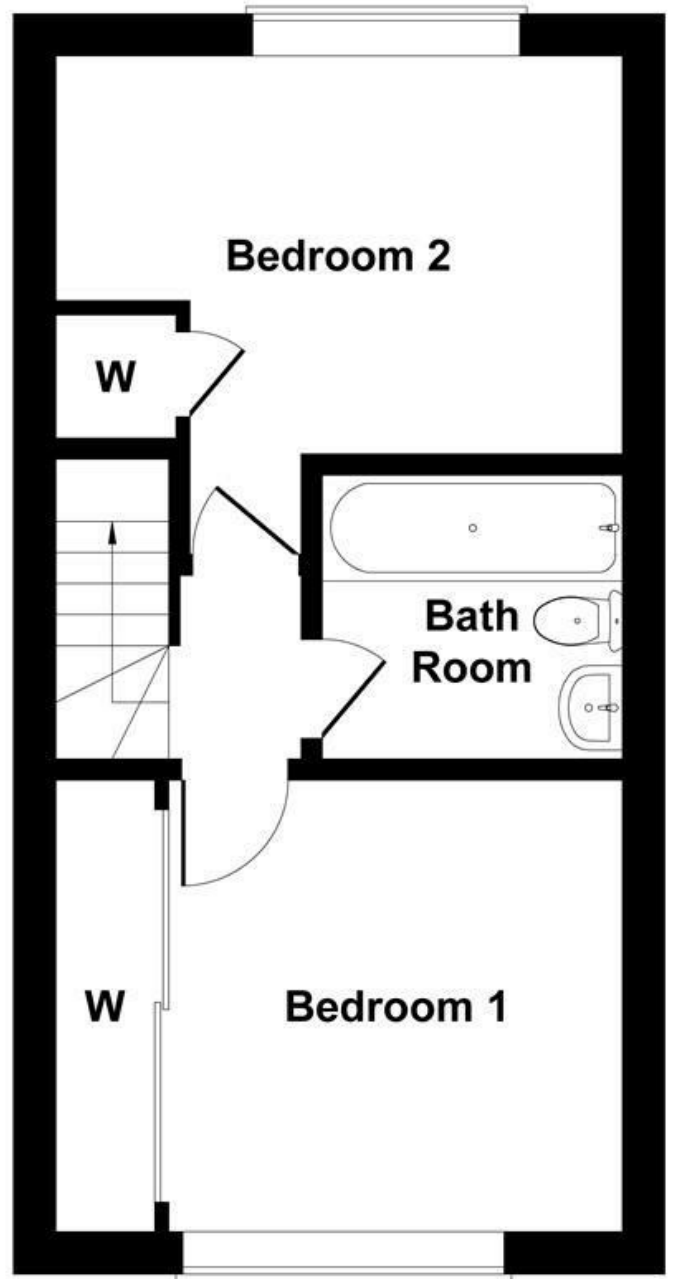
## Disclaimer

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.

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**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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