

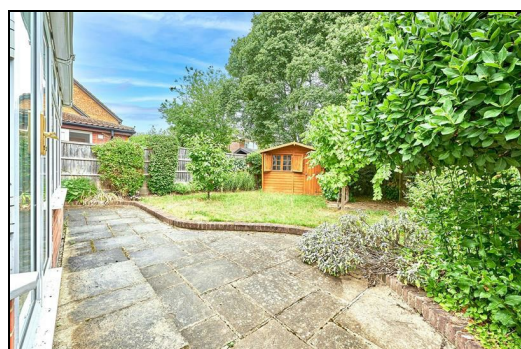
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Established 1986

Independent Estate Agents and Valuers



14, Elmbrook Drive, Bishop's Stortford, Herts, CM23 4JB

Guide price £485,000

A spacious and well maintained three bedroom detached which has gas central heating and double glazing throughout. The house could benefit from some updating.

The accommodation comprises: Entrance hall, downstairs cloakroom, sitting room, dining room, large conservatory, fitted kitchen, master bedroom with fitted wardrobes and an en-suite shower room, two further well proportioned bedrooms and a family bathroom.

There is a private rear garden with extensive patio area and detached summer house. It is well screened to the rear by established trees and measures approximately 45' x 40'. There is an open aspect front garden with driveway leading to an attached garage.

This is a popular road on the southern outskirts of Bishop's Stortford, within a short walk of two well regarded primary schools and Bishop's Stortford High School on it's new site in St James' Park. It is also walking distance of a lovely country park and The Thorley Park Neighbourhood Centre which has a Sainsburys supermarket, post office, doctors and dental surgeries, Busy Bees Day Nursery as well as some very useful shops and food outlets. The town centre and mainline railway station are just over a mile away.

EPC Band C. Council Tax Band E.

Covered Porch

Outside light. Front door to:

Entrance Hall

Radiator. Stairs to the first floor. Understairs cupboard. Doors to sitting room, kitchen and:



Downstairs Cloakroom

5'5" x 2'7" (1.676 x 0.803)

White Suite.

Vanity unit wash basin. Low level WC. Chrome heated towel rail. Three inset ceiling lights. Double glazed window to the front aspect.



Sitting Room

12'9" x 12'7" (3.899 x 3.843)

Double glazed window to the front aspect. Radiator. TV point. Double opening doors to:



Dining Room

10'1" x 8'8" (3.089 x 2.667)

Radiator. Door to kitchen. Arch to:



Large Conservatory

16'1" x 9'6" (4.919 x 2.915)

Double glazed windows to rear and side including French doors to the rear garden. Glazed roof. Radiator. Two wall light points.



Fitted Kitchen

10'4" x 8'8" (3.164 x 2.661)

Fitted with a range of light wood faced units and granite effect work surfaces. Integrated appliances include: Neff stainless steel oven, Panasonic microwave, Neff stainless steel style extractor hood and Neff gas hob.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Two corner and four single eye level wall cupboards. Seven inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Radiator. Double glazed window to the rear aspect.



First Floor Landing

Double glazed window to the side aspect. Built-in airing cupboard housing pre-lagged hot water cylinder. Hatch and retractable ladder to loft space.

Bedroom One

12'7" x 9'11" (3.857 x 3.030)

Double glazed window to the front aspect. Radiator. TV point. Large double bed recess with cupboards over and three adjacent fitted wardrobe cupboards. Double opening doors to:



En-Suite Shower

7'6" x 2'7" (2.300 x 0.803)

White suite and fully tiled walls.

Vanity unit wash basin with mixer tap. Fully tiled shower cubicle with Aqualisa shower unit. Three inset ceiling lights. Extractor fan. Shaver point. Chrome heated towel rail. Ceramic tiled floor.

Bedroom Two

11'7" x 9'0" (3.540 x 2.756)

Double glazed window to the rear aspect. Radiator.



Bedroom Three

9'1" x 8'11" (2.786 x 2.734)

Double glazed window to the rear aspect. Radiator.



Bathroom

7'9" x 5'1" (2.370 x 1.571)

Fitted with a modern white suite and complimentary tiling. Vanity unit wash basin with mixer tap and cupboard below. Adjacent WC with concealed cistern. Panel bath with shaped shower screen, fully tiled splash surround, mixer tap and shower attachment. Ceramic tiled floor. Six inset ceiling lights. Shaver point. Chrome heated towel rail. double glazed window to the front aspect.



Rear Garden

A very private rear garden which measures approximately 45' x 40'.

The garden is enclosed by 6' fencing and shrubs on all three boundaries. Full-width paved patio area immediately to the rear of the house. Lawn area. Well stocked flower and shrub borders. Outside light. Door to the garage. Magnolia and bay trees. Large detached summer house. Adjacent to this is a second paved patio with a pergola which has two established grape vines. Side Pedestrian access.



Rear View Of House

Side Garden

To the right hand side of the house is an enclosed area of garden which houses a wooden garden shed and aluminium framed greenhouse. There is also space to store several wheelie bins. Gate to the front garden.

This space could be used to extend the house, if required.



Front Garden

An open aspect garden with two flower beds, ornate slate area and a small lawn area.

Driveway with parking for one to two cars leads to:

Attached Garage

16'10" x 8'2" (5.149 x 2.500)

Up and over door. Light and power connected. Plumbed in water softener. Worcester Bosch gas fired central heating boiler. Plumbing for washing machine and vent for tumble dryer. Double glazed window and door to the rear aspect.

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

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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.

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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.



GROUND FLOOR



FIRST FLOOR

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