

**3 Bridge Street
Bishop's Stortford
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Established 1986

Independent Estate Agents and Valuers



5, Thorley High, Bishop's Stortford, Herts, CM23 4AR

Guide price £699,995

A very spacious extended semi-detached house which is a non-estate location on the southern outskirts of Bishop's Stortford.

The property has gas central heating and double glazing throughout. It comprises: Entrance hall, large lounge/dining room with attractive fireplace, even larger open plan 'L' shaped kitchen/breakfast room, downstairs cloakroom, utility room, master bedroom with an en-suite shower room, family bathroom with a separate WC, a single bedroom and two generously proportioned double bedrooms. There is the added bonus of a loft room on the second floor which also has some loft storage next to it.

The well tended rear garden is approximately 75' in length. There are two patio areas and an outside bar which is ideal for al-fresco entertaining. The front garden has a driveway and adjacent gravel hardstanding areas with room to park at least three cars side-by-side and possibly more in front of them. There is also a larger than average integral single garage with direct access into the house.

The property is only a short walk to a well regarded pub/restaurant and is also within walking distance of the newly built Bishop's Stortford High School on St James' Park. A neighbourhood shopping centre is planned for that area and will include a Co-op supermarket, restaurant, a gym nursery and a community centre.

The town centre and mainline railway station are about one and a half miles away.
EPC Band C. Council Tax Band D.

Covered Porch

Front Door To;

Entrance Hall

Double glazed picture windows to the front aspect. Stairs to the first floor. Radiator. Six inset ceiling lights. Understairs recess. Bamboo flooring.

Lounge/Dining Room

23'5" x 12'3" (7.157 x 3.738)

A very spacious room which is well lit by a double glazed bow window to the front aspect.

Two radiators. TV point. Bamboo flooring. Attractive fireplace with a stone surround.

Glazed panel door to the open plan kitchen/breakfast room.



Open Plan Kitchen/Breakfast Room

A very large 'L' shaped room which is described as two areas below.

Kitchen

19'10" x 8'0" (6.054 x 2.446)

Fitted with a range of cherry wood fronted units and granite effect work surfaces. Integrated appliances include a dishwasher and a cooker hood.

Inset one and a half bowl sink unit with mixer tap and cupboard below. Opposite and adjacent work surfaces with cupboards and drawers below. Two double and two single eye level wall cupboards. Space for range-style cooker.

Double full-height larder/storage cupboard. Fourteen inset ceiling lights. Ceramic tiled splashbacks to the work surfaces. Ceramic tiled floor. Double glazed French doors to the rear garden. Door to rear lobby and open to:



Breakfast Area

10'3" x 7'6" (3.126 x 2.310)

Ceramic tiled floor. Double glazed French doors to the rear garden. TV point. Six inset ceiling lights.



Rear Lobby

Ceramic tiled floor. Doors to the garage, utility room and:

Downstairs Cloakroom

5'1" x 2'11" (1.571 x 0.891)

Ceramic tiled floor. Half tiled walls. Low level WC. Wall mounted wash basin with mixer tap. Double glazed window.

Utility Room

9'8" x 8'5" (2.951 x 2.581)

Fitted with units to match those in the kitchen.

Circular inset sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Quarry tiled floor. Double glazed window and door to the rear aspect. Spaces for American style fridge/freezer, washing machine and tumble dryer. Radiator.



First Floor Landing

Cabin stairs lead up the loft room on the second floor.

Bedroom One

12'6" x 10'7" (3.830 x 3.237)

Double glazed window to the rear aspect. Radiator. TV point. Door to:



En-Suite Shower Room

5'11" x 5'5" (1.811 x 1.676)

Fitted with a white suite.

Pedestal wash basin with mixer tap. Low level WC. Quadrant shower cubicle. Ceramic tiled floor. Chrome heated towel rail. Fully tiled walls. Double glazed window to the rear aspect.



Bedroom Two

14'7" x 10'2" (4.466 x 3.107)

Double glazed window to the front aspect. Radiator. Wood effect laminate flooring. Six inset ceiling lights. Three double fitted wardrobe cupboards with adjacent desk/dressing table unit.



Bedroom Three

12'9" x 10'5" plus door recess (3.911 x 3.185 plus door recess)

Double glazed window to the front aspect. Radiator. Wood effect laminate flooring. Two double and one single fitted wardrobe cupboard. TV point.



Bedroom Four

8'7" max x 7'3" (2.641 max x 2.222)

Double glazed window to the front aspect. Radiator. Overstairs cupboard. Double fitted wardrobe/storage cupboard plus drawers.



Family Bathroom

10'1" max x 5'4" (3.091 max x 1.627)

Fitted with a white suite.

Wall mounted wash basin with mixer tap. Spa bath with mixer tap and hand shower unit. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Five inset ceiling lights. Double glazed window to the rear aspect.



Second Floor Accommodation

Approached via a cabin/space saver staircase from the first floor landing.

Loft Room

14'0" x 10'10" max (4.291 x 3.307 max)

Two double glazed skylight windows to the rear aspect. Eaves storage cupboard. Five inset ceiling lights. Door to loft space which has a light connected.

N.B. Restricted head height in part of this room.

Rear Garden

A private rear garden which is approximately 75' in length.

Immediately to the rear of the house is decked patio area with outside power and light. Steps lead down to a lawn area with various shrubs to the borders. Pear tree.

Paved patio area to the rear of the garden. Gated side pedestrian access with outside tap leads to the front garden. To one side of the garden is a wooden outbuilding. Half of this is for storage and the other half is an outside bar.

Measurements for these areas are shown below.



Outside Bar

9'3" x 5'8" (2.821 x 1.735)

Light and power connected. TV point. Wooden worktops with space for fridges below. Large hatch looking out onto the garden.



Shed

9'4" max x 5'8" (2.859 max x 1.735)

Light and power connected.

Front Garden

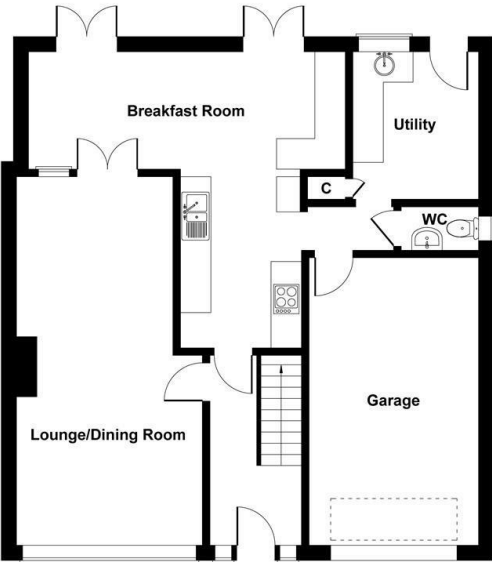
Driveway and adjacent gravel hardstanding provides off-street parking for at least four cars. Hedges to both sides.

Integral Garage

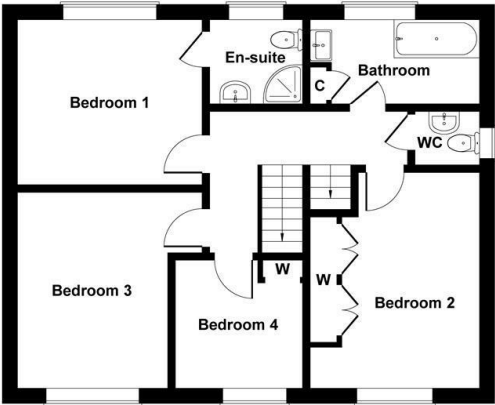
19'7" x 10'3" (5.981 x 3.138)

Up and over door. light and power connected. Ideal wall-mounted gas fired central heating boiler. Door to the rear lobby.

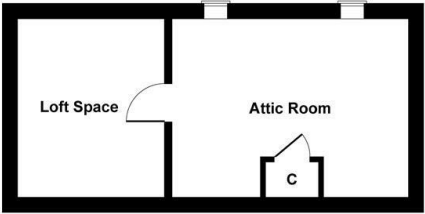
5 Thorley High



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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