

Established 1986

Independent Estate Agents and Valuers



## 4, Greenway, Bishop's Stortford, Herts, CM23 5LX

**Guide price £500,000**

Tucked away in a quiet cul-de-sac, this property is ideally positioned within comfortable walking distance of the train station, town centre and a choice of excellent local schools, while also benefiting from easy access to the M11 and Stansted Airport—making it ideal for commuters and families alike.

The well-planned accommodation is arranged over three floors and begins with an inviting entrance hall and staircase to the upper levels. A spacious living room enjoys a bay window to the front and patio doors opening into a bright conservatory, which in turn provides double doors leading out to the rear garden. The re-fitted kitchen is thoughtfully arranged and has integrated appliances. The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom suite, complete with an ensuite shower room and walk in wardrobe.

Outside, the property boasts a generous enclosed rear garden with gated side access leading to the front, where there is casual parking for two to three vehicles.

The property is heated by a Vaillant gas fired combi boiler which is serviced annually.

Council Tax Band D | EPC Band C

## Large Entrance Hall

### Living Room

22'3" x 11'1" (6.8m x 3.4m)

Impressive reception room with fireplace, sliding doors to the rear and window to the front.



### Luxury Re-fitted Kitchen

10'5" x 8'2" (3.18m x 2.50m)

Fitted wall and base units and integrated appliances including;

- Electric double oven
- Induction hob
- Dishwasher
- Fridge/Freezer



### Conservatory

14'5" x 9'2" (4.4m x 2.8m)

Spacious and bright double glazed conservatory with double doors leading to the rear garden.



### First Floor Landing

Doors to all rooms and stairs to second floor.

### **Bedroom 2**

13'9" x 10'9" (4.2m x 3.3m)  
Double bedroom with fitted wardrobes.



### **Bedroom 3**

10'9" x 8'10" (3.3m x 2.7m)  
Double bedroom.



### **Bedroom/Office**

6'6" x 5'2" (2.0m x 1.6m)



### **Family Bathroom**

With bath, basin with vanity unit and WC.



### Principle Bedroom Suite

18'4" max x 10'0" (5.6m max x 3.07m)

Impressive bedroom suite with excellent eaves storage and door to;



### En-Suite Shower Room

5'10" x 5'6" (1.8m x 1.7m)

With shower, WC and basin.



### Front

There is plenty of casual parking to the front of the property. There is a shared driveway to the side of the property which provides side access to;

### Private Rear Garden

With large patio, lawn and gated side access.



### 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.

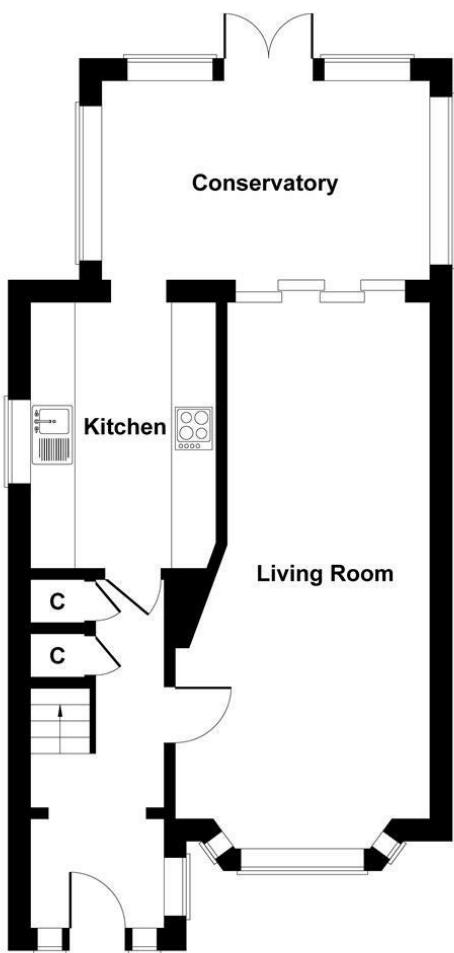
### LOCAL INFORMATION

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)

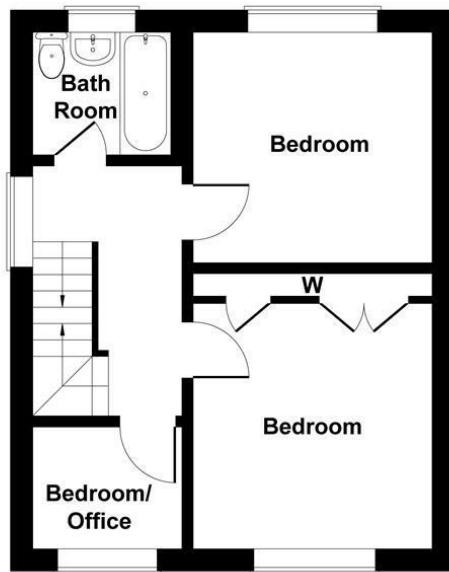
Find the property you are interested in and then select premium brochure.

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.

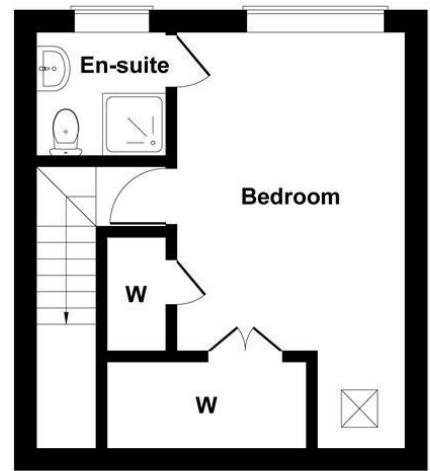
# Greenway



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.