3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

LEDNOR & COMPANY

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102, Ashdale, Bishop's Stortford, Hertfordshire, CM23 4EB

Guide price £700,000

Offered to the market with no onward chain, this substantial five bedroom detached family home provides versatile and well-proportioned accommodation, ideally situated within a stone's throw of Thorley Neighbourhood Centre.

The property offers excellent flexibility for modern family living, with three generous reception rooms and a fitted kitchen with integrated appliances. Including the annexe, there are five well-proportioned bedrooms served by three bath/shower rooms - the separate annexe accommodation is ideal for multi-generational living, visiting guests or those wanting independent space to work from home.

Externally, the property enjoys a particularly attractive, mature garden which sweeps around the house, featuring numerous established fruit trees and offering a wonderful degree of outdoor space. A significant proportion of the garden enjoys a desirable southerly aspect, providing an ideal setting for relaxing and entertaining.

Further benefits include new carpets to the ground floor and two of the bedrooms of the main house, a modern Vaillant gas-fired boiler which is serviced annually, a water softener and driveway parking for up to three vehicles and a single garage.

Combining generous accommodation, a flexible annexe and a delightful established garden, this is an excellent opportunity to acquire a spacious and versatile family home.

The Council Tax Band is E / The EPC Rating is C

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Entrance Hall
With door to WC.

Inner Hall
With airing cupboard housing hot water cylinder plus a coat cupboard.

Ground Floor Cloakroom
With WC and basin.

Sitting Room
14'0" max x 12'0" (4.27m max x 3.68m)
Spacious and bright room with stairs leading to the first floor.







Second Sitting Room
14'1" x 12'0" (4.31m x 3.68m)
With brick fireplace and gas fire. Sliding doors to the rear garden.



Kitchen/Dining Room

16'6" max x 16'5" max (5.05m max x 5.01m max)
Fitted kitchen with wall and base units and;

- Integrated fridge/freezer, dishwasher and washing machine
- Integrated electric oven with gas hob and extractor over
- Full height larder cupboard

Space for a dining table.









Self-Contained Annexe

The annexe accommodation can be accessed from inside the house or externally from the garden via a private door. The accommodation is versatile which could also be used as a great work from home space.

Entrance Hall

With access to a loft space which has a fitted ladder.

Kitchen
12'5" max x 4'0" max (3.81m max x 1.24m max)
Irregular in shape with fitted wall and base units. Integrated gas hob with extractor over and space for appliances.



Sitting Room
16'6" x 11'5" (5.04m x 3.48m)



Double Bedroom
12'2" max x 9'7" max (3.71m max x 2.94m max)





Shower Room
With wall mounted power shower, basin and WC.



First Floor Landing
Loft space with fitted ladder.

Bedroom 1
11'3" x 9'2" (to wardrobes) (3.43m x 2.81m (to wardrobes))
Double bedroom with three double wardrobes and door to;





En-Suite Shower Room
Shower with wall mounted power shower and basin.

Bedroom 2
14'1" x 8'11" (4.30m x 2.73m)
Double bedroom with wardrobe cupboard.



Bedroom 3
10'7" x 10'2" (3.25m x 3.12m)
Double bedroom with wardrobe cupboard.



Bedroom 4
9'3" x 6'11" (2.83m x 2.11m)



Bathroom
With bath, WC and basin.



Front
Large driveway providing parking for three vehicles and leading on to;



Single Garage
16'3" x 8'2" (4.97m x 2.51m)
With power and light. Wall mounted gas fired Vaillant boiler which is approximately 5-6 years old and has been serviced annually. Water softener.

Gardens

Sweeping around the house, the gardens are established and include mature apple, pear, fig, plum and cherry trees. Large parts of the garden are South facing.









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 a survey, nor 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
1089 sq.ft. (101.2 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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