

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

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

*Established 1986*

*Independent Estate Agents and Valuers*



## **2, Kingswood Close, Stansted, Essex, CM24 8YD**

**Guide price £434,995**

An extremely spacious three bedroom house which has gas central heating and double glazing throughout. The tastefully decorated accommodation comprises: Entrance hall with Cloaks/storage cupboard, downstairs cloakroom with utility area, living room, large and well fitted kitchen/dining room with Smeg integrated appliances.

On the first floor: master bedroom with luxury en-suite shower room, two further well proportioned bedrooms and a family bathroom which has a contemporary white suite.

There is an unoverlooked rear garden which enjoys a sunny westerly aspect and is approximately 65' in length. The front garden has side-by-side parking for two cars.

The property is located in a small residential cul-de-sac of only ten properties. This tucked away location is superbly located for many of the village's amenities. It is a short walk to several fine restaurants, a coffee shop, fish and chip shop, Dorrington's Bakers and Tesco Express. Also within walking distance is the mainline railway station which is on the Cambridge to Liverpool St. line which also has a link to Stansted Airport. Alongside the station are several eating establishments, doctor's surgery, Co-op supermarket and two pubs. and Mountfitchet Castle.

EPC Band B. Council Tax Band D.

**Front door To:**

**Entrance Hall**

Ceramic tiled floor. Stairs to the first floor. Built-in storage/cloaks cupboard. Radiator. Doors to living room, kitchen/dining room and:



**Cloakroom/Utility Room**

Fitted with a modern white suite of low level WC and wash basin. Ceramic tiled floor. Double glazed window to the rear aspect. Utility area has spaces for washing machine and tumble dryer.



**Living Room**

13'5" x 12'5" (4.10 x 3.800)

Well lit by a double glazed window to the front aspect. Radiator. TV point. Inset ceiling lights.



**Kitchen/Dining room**

16'0" x 10'9" (4.900 x 3.300)

A large and well laid out family space which has double glazed picture windows and French doors leading out to the rear garden.

It features an extensive range of stylish matte grey handle less 'soft close' units with Granite work tops and a full range of Smeg integrated appliances.

Inset single drainer sink unit with tower mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Inset ceiling lights. Extractor fan. Ceramic tiled floor. Lots of eye level wall cupboards which have lighting below. Metro ceramic tiling.



**First Floor Landing**

A large landing with hatch to loft space which has a light connected.

**Bedroom One**

13'9" x 10'9" (4.200 x 3.300)

Double glazed window to the front aspect. Radiator. TV point. Large set of wardrobe cupboards with full-height doors.



### **En-Suite Shower Room**

Fitted with an attractive modern suite and complementary fittings. Ceramic tiled floor. Part tiled walls. Chrome heated towel rail; . WC with concealed cistern. Wall mounted wash basin with mixer tap. Double-width shower cubicle. Double glazed window to the front aspect. Extractor fan.



### **Bedroom Two**

10'9" x 9'0" (3.300 x 2.750)

Double glazed window to the rear aspect. Radiator.



### **Bedroom Three**

10'9" x 6'6" (3.300 x 2.000)

Double glazed window to the rear aspect. Radiator.



### **Family Bathroom**

Fitted with an attractive modern suite and complementary fittings. Ceramic tiled floor. Part tiled walls. Chrome heated towel rail; . Low level WC. Vanity unit wash basin with cupboard below. Panel bath with mixer tap. Double glazed window to the rear aspect. Extractor fan.



**Rear Garden**

A good sized and unoverlooked rear garden which is approximately 65' in length and has a sunny west facing aspect. Paved patio area immediately to the rear of the house. Large lawn area. Raised flower beds and fitted bench seat. Wooden garden shed. Gated rear pedestrian access with excellent short cut to shops and restaurants. 6' Fencing on all three aspects.



**Front Garden**

Open Aspect. Flower Bed with various shrubs.  
Double-width Tarmac driveway with parking for two cars.

**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.

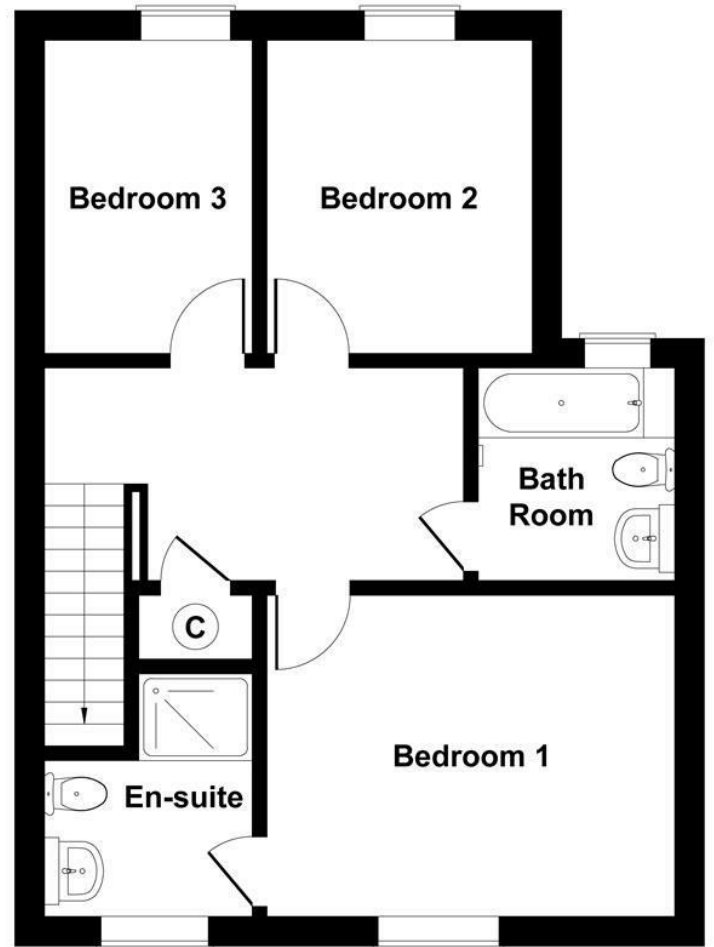
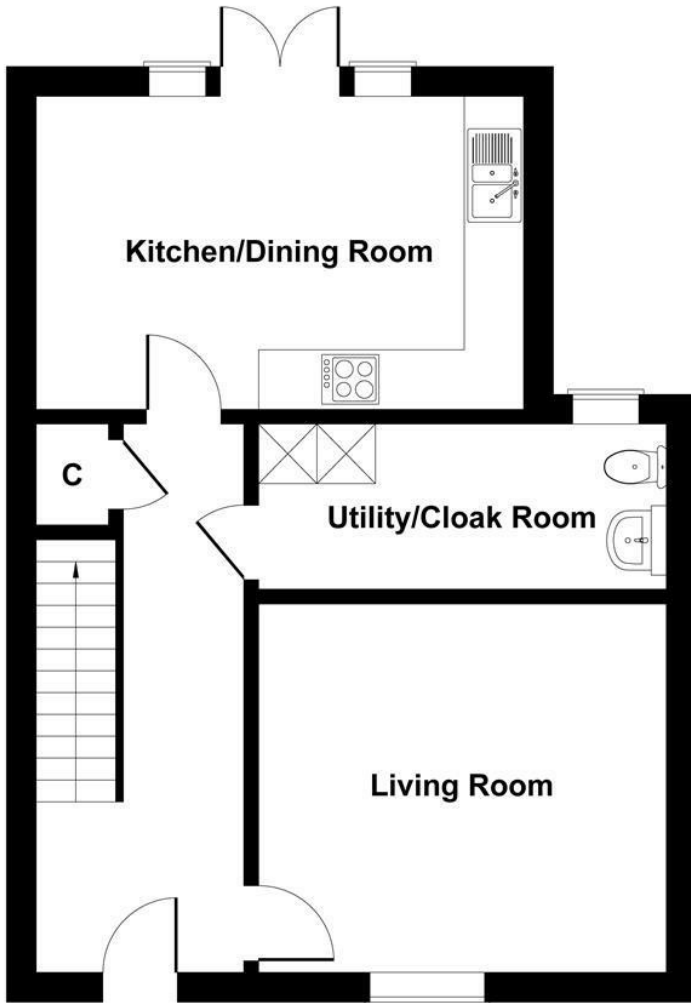
## **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out 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.

## 2 Kingswood Close



**GROUND FLOOR**

**FIRST FLOOR**

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