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*Established 1986*

*Independent Estate Agents and Valuers*



**31, Northgate End, Bishop's Stortford, Hertfordshire, CM23 2ET**

**Guide price £399,995**

Offered to the market with the significant benefit of a chain-free sale, this attractive four-bedroom townhouse enjoys a highly convenient town centre location and comes with the added advantage of a private parking space. The well-presented accommodation is arranged over three floors and includes a fitted kitchen, spacious living room, and ground floor cloakroom. Split between the first and second floors, there are four well-proportioned bedrooms served by two bath/shower rooms, offering flexible family living.

Externally, there is a delightful west-facing courtyard garden, ideal for outdoor entertaining and enjoying afternoon and evening sunshine. Further benefits include gas central heating and double-glazed windows and doors throughout. An excellent opportunity for families, professionals, or investors seeking a spacious home in a central and convenient setting.

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

## Entrance Hall

### Ground Floor Cloakroom

WC with basin and cupboard housing wall mounted Vaillant gas fired boiler.

### Fitted Kitchen

15'9" x 6'8" (4.82m x 2.05m)

Fitted with wall and base units and offering;

- Integrated dishwasher, washing machine and electric oven with gas hob and extractor over
- Space for fridge/freezer

There is a useful storage cupboard which divides the kitchen and dining areas.



### Living Room

10'10" x 10'5" (3.31m x 3.20m)

With double doors opening onto the courtyard rear garden.



## First Floor Landing

**Bedroom 2**

16'9" max x 10'5" max (5.11m max x 3.20m max)  
Double bedroom.



**Bedroom 4**

13'5" max x 10'4" max (4.10m max x 3.15m max)  
Double bedroom with fitted wardrobes.



**Bathroom**

With bath and shower over, basin and WC.

**Second Floor Landing**

Loft access to boarded space with fitted ladder.

**Bedroom 1**

20'4" max x 10'5" (6.22m max x 3.19m)

Double bedroom.



**Shower Room**

With walk in shower, basin & WC.



**Bedroom 3**

13'4" x 10'5" max (4.07m x 3.19m max)

Double bedroom.



**Parking**

There is one allocated parking space to the side of the property.



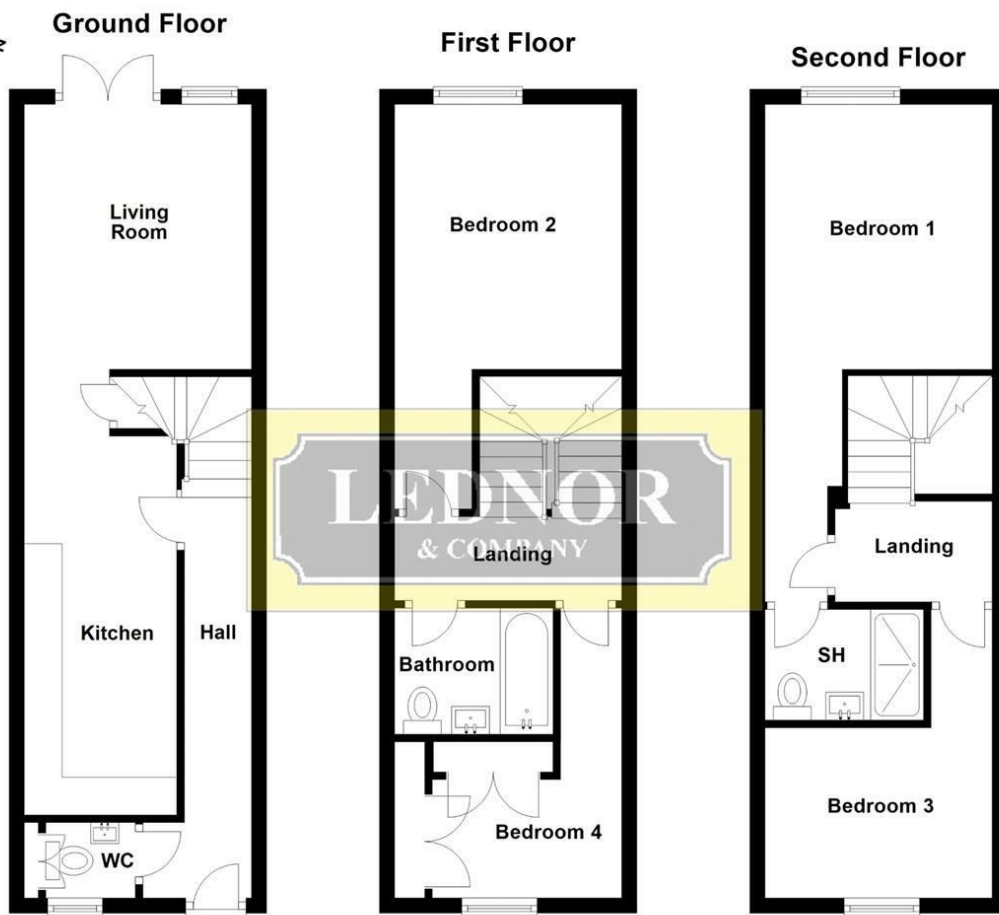
## Courtyard Rear Garden

Private Courtyard garden.



### 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.



APPROX GROSS INTERNAL FLOOR AREA 1000 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE