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Established 1986

Independent Estate Agents and Valuers



3, Thornbera Close, Bishop's Stortford, Herts, CM23 3NR

Guide price £435,000

A well-presented and versatile four-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac within walking distance of the town centre and train station, and close to highly regarded schools.

This spacious property offers excellent accommodation throughout, including a generous living/dining room, fitted kitchen with a water softener, four bedrooms and two bath/shower rooms. The ground floor bedroom with its own en-suite shower room works well as the principle bedroom but could be utilised for guests, multi-generational living or home working.

To the first floor are three further well-proportioned bedrooms and a family bathroom. This home offers excellent flexibility with clear potential to extend (subject to the necessary planning consents), making it perfectly suited to growing families.

Externally, the property boasts a larger than average rear garden, thoughtfully arranged with good quality decking and a concrete shed base, providing superb outdoor space for relaxing and entertaining. To the front there is driveway parking.

This is an excellent opportunity to acquire a spacious family home in a highly sought-after and well-connected location.

The Council Tax Band is D / The EPC Rating is TBC

Entrance Hall

Living/Dining Room

19'7" max x 11'9" (5.97m max x 3.59m)



Fitted Kitchen

15'5" x 6'9" (4.70m x 2.07m)

Fitted with wall and base units and space for appliances including;

- Gas cooker
- Washing machine
- Dishwasher
- Fridge/Freezer



First Floor Landing

Doors to all rooms and access to a fully boarded loft space with a wooden fold down ladder and light.



Bedroom 1

13'6" max x 7'8" (4.14m max x 2.35m)

Ground floor double bedroom with ample space for wardrobes.



En-Suite Shower Room

With WC, basin and shower enclosure with wall mounted electric shower.

Bedroom 2

9'10" x 8'11" (3.02m x 2.73m)

Double bedroom with cupboard housing Vaillant combi boiler.



Bedroom 3

9'6" x 8'7" (2.91m x 2.64m)

Double bedroom.



Bedroom 4

7'2" max x 5'10" (2.20m max x 1.78m)



Family Bathroom

Bath with electric wall mounted shower over, WC and basin.



Front

Driveway parking for one car to the front. On street parking is available for additional cars and visitors.

Rear Garden

Immediately to the rear of the property there is good quality decking providing a large seating area. A large area of lawn leads on from this down to the rear boundary fence where there is a concrete base for a shed.



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

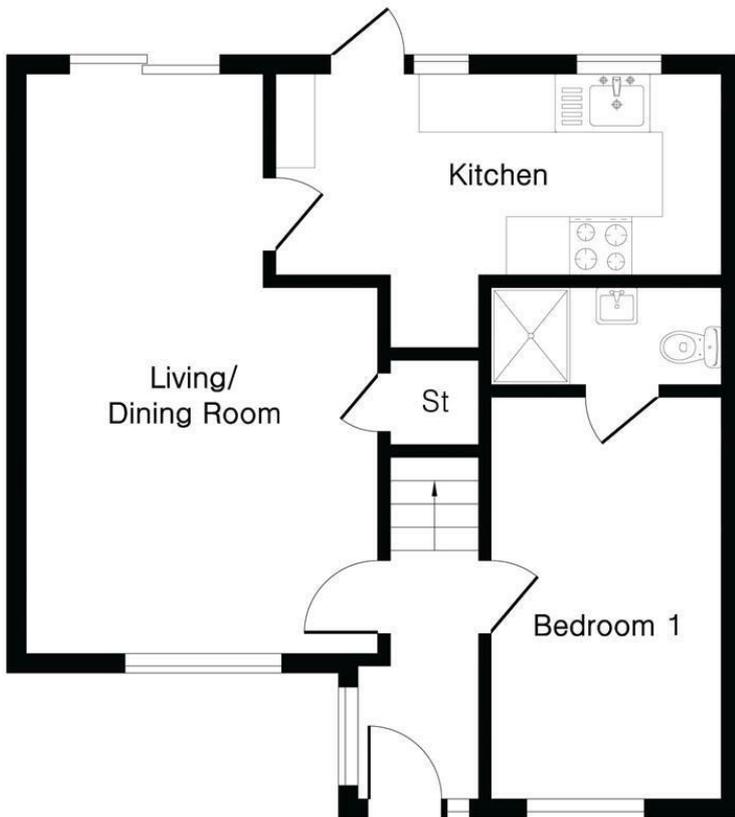
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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.

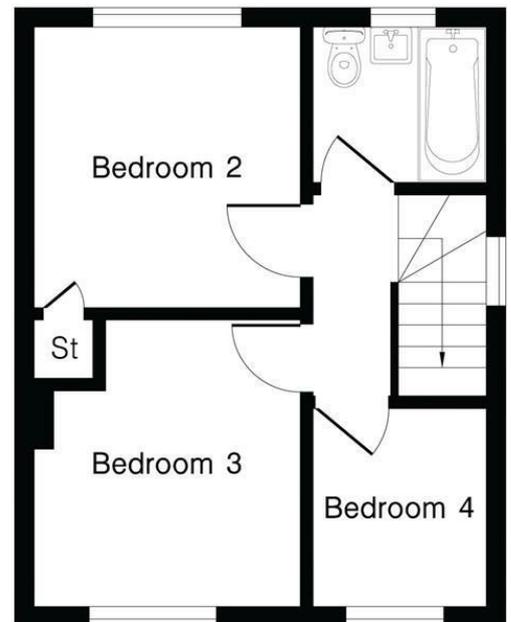
Approximate Gross Internal Area 813 sq ft - 76 sq m

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 297 sq ft – 28 sq m



Ground Floor



First Floor