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Independent Estate Agents and Valuers



33, Mathams Drive, Bishop's Stortford, Hertfordshire, CM23 4EN

Offers over £350,000

This modern two bedroom home is in an excellent location, set in a quiet, tucked-away position overlooking open green space. The Thorley Community and Neighbourhood Centres are close by, as well as Manor Fields Primary School and the Busy Bees Nursery. The location is ideal for families and professionals alike.

The property is very well presented throughout and accommodation consists of a fitted kitchen, sitting room, conservatory, two double bedrooms and a bathroom. The current owners have replaced the boiler and this was installed in 2023. There is a fully boarded loft space with power and lighting, providing excellent storage.

Outside, the south facing rear garden benefits from gated access and there is private parking for two cars. While private parking for two cars adds further practicality. This attractive home represents a superb opportunity in a sought-after location.

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

Entrance Hallway

With stairs to the first floor, opening to the kitchen and open plan to the sitting/dining room.



Fitted Kitchen

11'7" x 5'9" (3.55m x 1.77m)

Fitted with wall and base units and space for;

- Electric oven with extractor over
- Fridge/Freezer
- Washing machine
- Dishwasher



Sitting/Dining Room

13'1" x 11'9" (3.99m x 3.60m)

Spacious and bright reception room with sliding doors leading to the conservatory.



Conservatory

7'9" x 7'6" (2.38m x 2.31m)

Double glazed conservatory with sliding doors opening onto the South facing garden.



First Floor Landing

Doors to all rooms and access to a partially boarded loft space with power, light and a fitted ladder.

Bedroom 1

9'6" (to wardrobes) x 8'11" (2.91m (to wardrobes) x 2.72m)
Double bedroom with bespoke fitted wardrobes.



Bedroom 2

11'9" max x 9'1" max (3.60m max x 2.79m max)
Spacious and bright double bedroom with airing cupboard housing gas fired combi boiler which was installed in March 2023. The boiler has been serviced annually since.



Bathroom

Fully tiled with bath and shower over, stainless steel heated towel rail, WC and basin.



Rear Garden

South facing rear garden with patio, lawn and shed. There is gated rear access to the garden.



Front

The property is tucked away and located opposite a green with mature trees.

Private Parking

There are two allocated private parking spaces.

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.

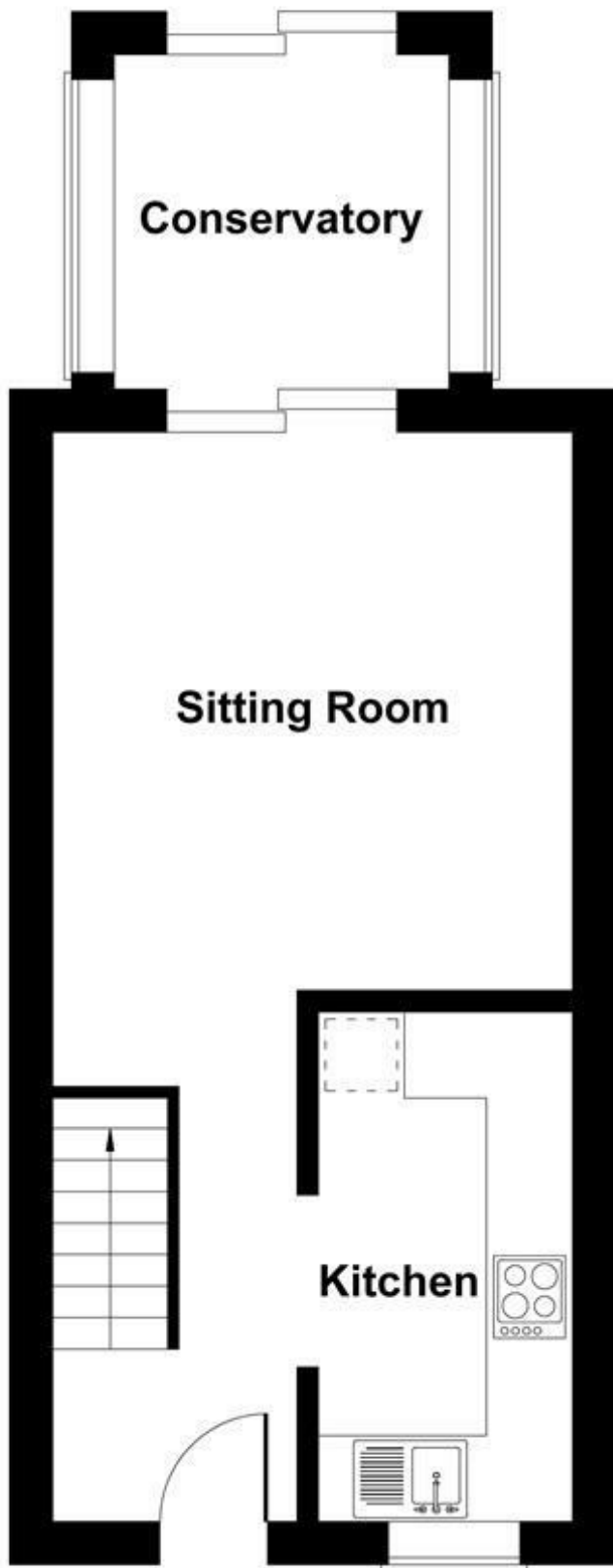
LOCAL INFORMATION

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.

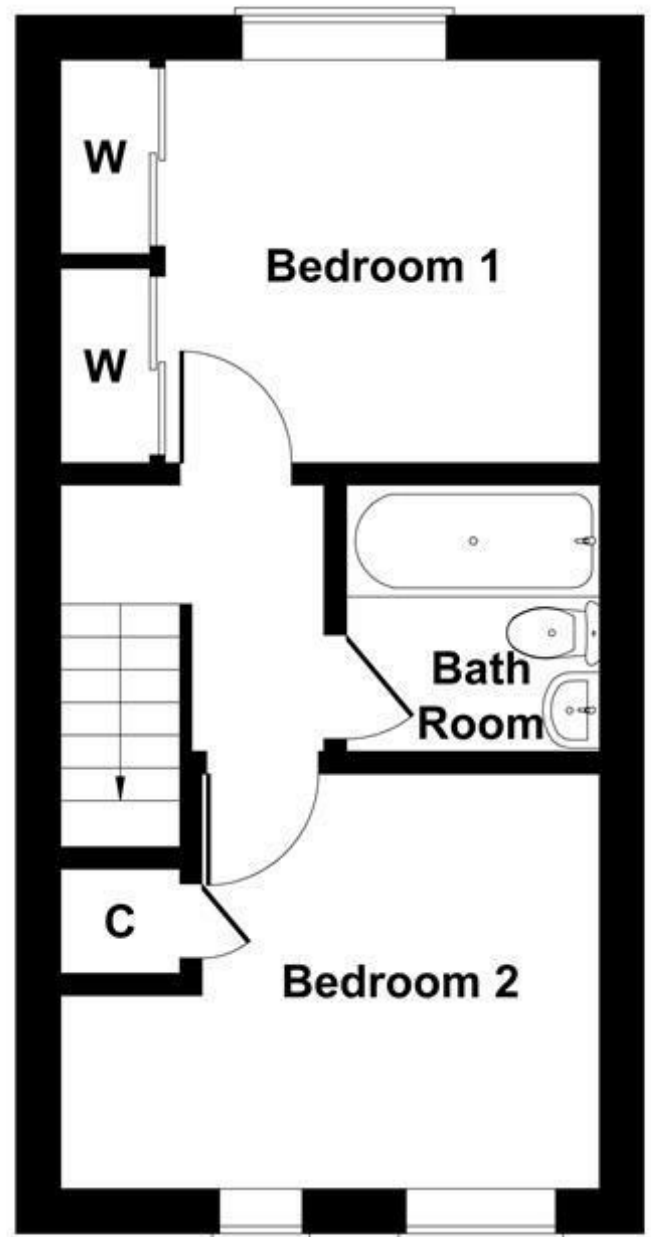
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

33 Mathams Drive

Approximate Gross Internal Area
657 sq ft - 61 sq m



GROUND FLOOR



FIRST FLOOR

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