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







26, Queens Crescent, Bishop's Stortford, Hertfordshire, CM23 3RR

Guide price £450,000

An extremely well presented three bedroom semi detached house which has gas central heating and double glazing throughout.

The impressive accommodation comprises: Entrance hall with two useful storage cupboards, sitting room, large kitchen/dining room with a range of modern gloss white units and integrated appliances, three generously proportioned bedrooms and a bathroom with a modern white suite.

The well established and private 90' rear garden enjoys a sunny south facing aspect and has a large decked patio area and extensive lawn area. The bonus in the garden is a detached building which could be used as a home office or play room etc.
The 35' front garden has driveway parking for two cars.

There is a very useful selection of shops close-by which includes a Tesco Express. The town centre and mainline railway station are also within walking distance. Two well regarded primary schools; Thorley Hill & Windhill21 are also within walking distance.

EPC Band C. Council Tax Band D.

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

Covered Porch
Outside light. Front door to;

Entrance Hall
Wood Effect Laminate flooring. Radiator. Stairs to the first floor. Two large and useful storage cupboards. Doors to kitchen/dining room and:



Sitting Room
14'7" x 11'4" (4.451 x 3.473)
Well lit by a wide double glazed window to the rear aspect. TV point. Feature vertical radiator. Wood effect laminate flooring. Glass fronted display cabinet.





Kitchen/Dining Room

17'7" x 9'5" (5.368 x 2.895)

Fitted with an extensive range of modern gloss white unts and white granite effect work surfaces.

Integrated appliances include: Built-in oven, induction hob, Stainless steel chimney style extractor hood, dishwasher and washing machine.

Enamel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. Matching breakfast bar with cupboards below. Spaces for tumble dryer and fridge/freezer.

Fourteen inset ceiling lights. One double and three single eye level wall cupboards with lighting below. Wood effect laminate flooring. Feature vertical radiator. Double glazed windows to the front and rear aspects which includes a picture window and glazed door to the rear. Door to side passage.







First Floor Landing

Radiator. Double glazed window to the front aspect. Hatch and retractable ladder leads to part boarded loft space which has a light connected.

Bedroom One

12'11" into wardrobe x 10'5" (3.952 into wardrobe x 3.186)
Double glazed window to the rear aspect. Radiator. TV point. Large built-in wardrobe cupboard to one wall which has full-height sliding mirror doors.







Bedroom Two

11'2" x 10'8" (3.417 x 3.264)
Double glazed window to the front aspect. Radiator. Storage cupboard housing Baxi gas fired central heating boiler. Adjacent built-in wardrobe cupboard.





Bedroom Three
9'11" x 6'5" (3.045 x 1.980)
Double glazed window to the front aspect. Radiator. Built-in wardrobe cupboard.



Bathroom
6'2" x 5'1" (1.892 x 1.562)
Fitted with a modern white suite.
Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Panel bath with folding shower screen, fully tiled splash surround and shower unit. Extractor fan. Chrome heated towel rail. Double glazed window to the side aspect. Ten inset LED lights plus central light unit.



Rear Garden
A well maintained and private rear garden which is approximately 90' in length.
The garden enjoys a sunny south facing aspect and has a retractable sun awning to the rear of the house.
Large decked patio area. Outside light and power points. Lawn are with well stocked flower and shrub borders. 6' fencing on all three aspects. Various mature trees and shrubs.
Wide side access to the front garden where there is room to erect some small storage sheds, if required. Brick-built outbuilding which contains two useful storage areas. Gated access to the front.







Home Office/Play Room
8'11" x 6'3" (2.718 x 1.930)
This very useful building is located in the rear garden and has been converted to a useable living space.
Double glazed window to the rear aspect. Light and power connected. Wood effect laminate flooring.



Rear View Of The House



Front Garden
Approximately 35' in length.
Enclosed by dwarf fencing to both sides and a hedge and low brick wall to the front.
Lawn area. Ornate slate area/well stocked flower bed.
Tarmac drive provides off-road 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
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.

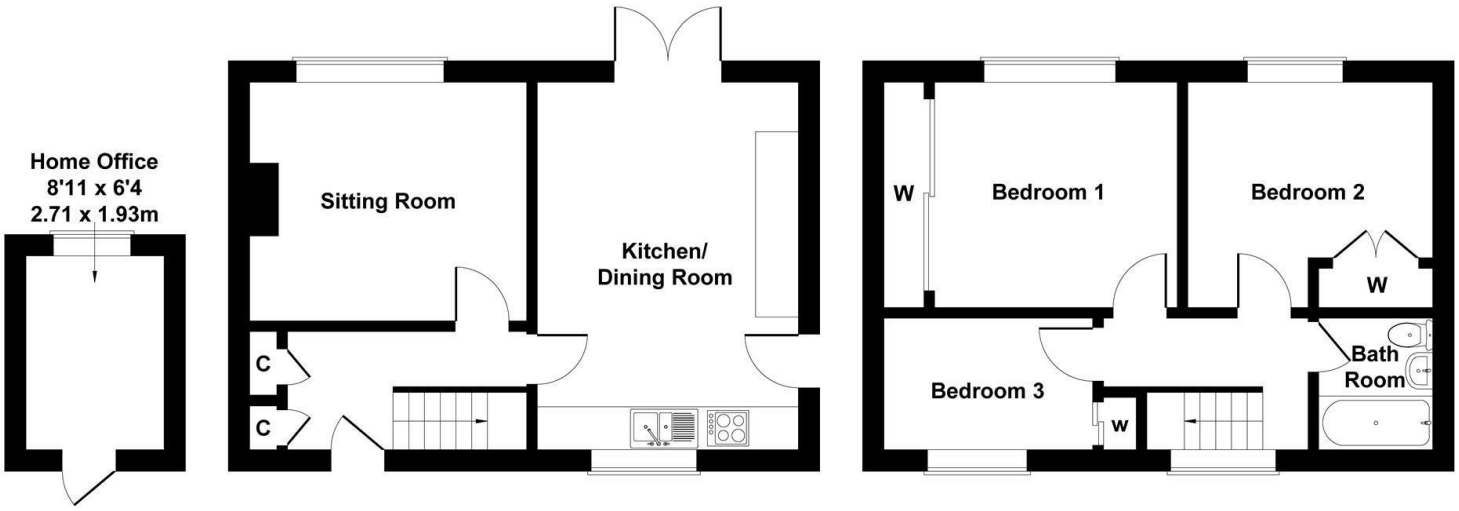
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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.

26 Queens Crescent

Approximate Gross Internal Area
953 sq ft - 89 sq m



OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

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