

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*



**22, Woodhall Grove, Bishop's Stortford, Hertfordshire, CM23 4HE**

**Guide price £650,000**

An exceptional four/five bedroom link-detached family home, combining contemporary design with high-quality finishes and practical living space. Conveniently located just a 20-minute walk (approximately 1.05 miles) from the train station, the property is perfectly suited for both commuters and families alike.

At the heart of the home is a striking open-plan kitchen/dining room, featuring full-height sliding doors that open directly onto a beautifully designed, south-facing terrace and garden—creating a seamless indoor-outdoor living experience. The kitchen is superbly appointed with premium, Wi-Fi enabled appliances, while a separate utility room with a Franke sink offers additional convenience and dedicated space for laundry appliances.

Further enhancing the home is underfloor heating to the majority of the ground floor, bespoke fitted cabinetry providing excellent storage, CAT6 network cabling for modern connectivity, and a water softener system. The gas-fired boiler was installed in March 2025 and serviced in March 2026.

This stylish and well-equipped home offers an outstanding balance of comfort, technology, and location.

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

### **Entrance Hall**

Bright and welcoming entrance with excellent storage. Quality bespoke fitted cupboards providing extremely useful storage and housing the gas fired boiler. In addition, there is a wine rack and the underfloor heating.



**Impressive Open Plan Kitchen/Dining Room**

18'4" x 15'0" (5.60m x 4.59m)

Wonderful open plan living area with full height sliding doors leading onto a South facing terrace. The kitchen has;

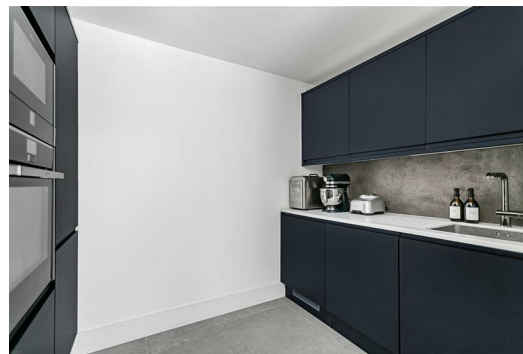
- Fantastic storage with large pan drawers and a full height 'pull out' larder cupboard
- Full height Bosch fridge & separate freezer
- Two top of the range Neff ovens and a microwave oven (Wi-Fi enabled)
- Neff dishwasher
- Wi-fi enabled induction hob
- Water softener



### **Utility**

7'3" x 6'1" (2.21m x 1.86m)

Fitted with high quality wall and base units, Franke sink, space for washing machine and tumble dryer.



### **Sitting Room**

12'7" x 12'1" (3.86m x 3.70m)



### **Study/Bedroom 5**

10'9" x 6'8" (3.28m x 2.05m)

With underfloor heating and door leading to;



### **Ground Floor Shower Room**

Fully tiled with double shower unit, basin with vanity unit, WC and heated towel rail.



### **First Floor Landing**

Access to the loft through a large hatch with a retractable ladder, light and boarding throughout. There is a storage cupboard and an airing cupboard with a hot water cylinder.

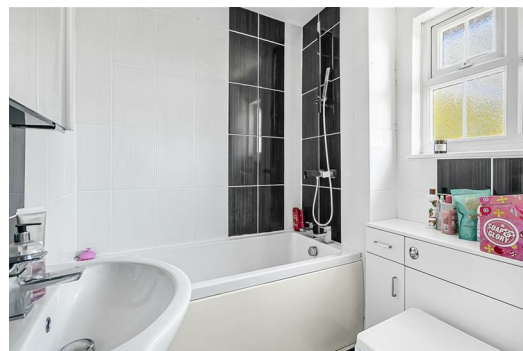
### **Bedroom 1**

12'1" x 10'3" (to wardrobes) (3.70m x 3.14m (to wardrobes))  
Double bedroom with fitted wardrobes.



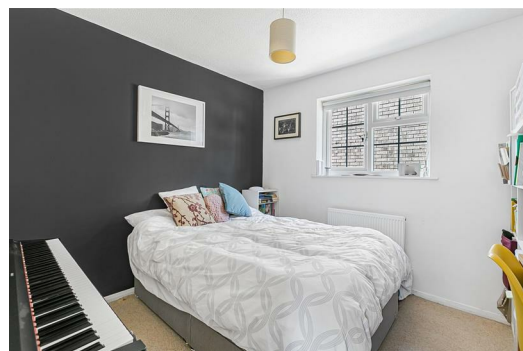
### **En-Suite Bathroom**

Bath with shower over, basin with vanity unit, WC and heated towel rail.



### **Bedroom 2**

9'10" x 9'3" (3.00m x 2.84m)  
Double bedroom.



### **Bedroom 3**

10'9" x 9'1" (3.28m x 2.78m)  
Double bedroom.



### Bedroom 4

10'9" max x 8'9" max (3.28m max x 2.67m max)



### Family Bathroom

Bath, basin with vanity unit and WC



### Rear Garden

Beautifully landscaped South facing rear garden with a large terrace, pretty wild garden area, lawn and shed. The garden is private and bordered by mature trees which provide excellent screening.

### Front

There is driveway parking to the front and a pretty 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.

**Approximate Gross Internal Area 1395 sq ft - 130 sq m**

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 644 sq ft – 60 sq m

