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Established 1986

Independent Estate Agents and Valuers



1, Lilley Lane, Bishop's Stortford, Hertfordshire, CM23 2ZJ

Guide price £519,995

This beautifully presented and energy-efficient home enjoys a wonderful location on the Stortford Fields development. There is an abundance of open green space opposite the property and there is ample parking for residents and visitors. The highly regarded Avanti Schools are within easy walking distance.

Boasting an impressive energy efficiency rating of B, this property features an efficient gas fired combi boiler and double glazed windows and doors, helping to reduce the energy costs. The accommodation is presented beautifully throughout. There is a stylish fitted kitchen with integrated appliances which is open plan to the dining room, creating an ideal space for modern family living. In addition, there is a dual aspect sitting room, separate utility room with a washing machine and space for a tall fridge/freezer, a ground floor WC, three spacious bedrooms and two bath/shower rooms. There are two loft spaces, one which is fully boarded with a fitted ladder and light.

Outside, there is a sunny West facing landscaped garden which includes a large Pergola, established planting and gated rear access leading to the fully powered garage with a remote controlled electric roller door installed. The garage is accessible from the front via the electric roller door or from the side. There is private parking to the front.

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

Entrance Hall

Sitting Room

18'0" x 10'9" (5.50m x 3.30m)

Bright dual aspect reception room with storage cupboard.



Ground Floor WC

With basin and WC.

Open Plan Kitchen/Dining Room

18'0" x 10'2" (5.49m x 3.12m)

Bright and spacious open plan living area with;

- Fitted wall and base units
- Electric oven with hob and extractor over
- Fridge, freezer and dishwasher, all integrated
- Wall mounted gas fired boiler

Door to;



Utility Room

6'3" x 5'3" (1.93m x 1.62m)

Fitted with wall and base units and integrated washing machine. Space for additional tall fridge/freezer.

First Floor Landing

Access to loft space and storage cupboard.



Bedroom 1

11'1" max x 11'7" (3.38m max x 3.55m)

Double bedroom with;

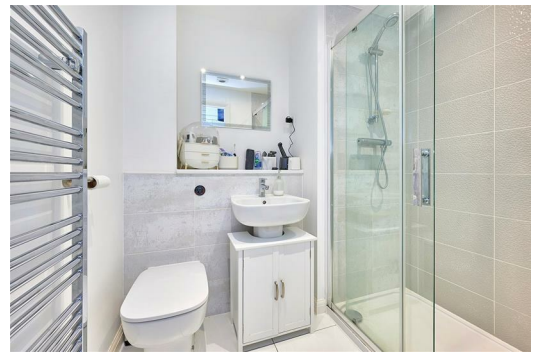


Dressing Area

Fitted wardrobes. Separate loft access which is boarded with a fitted ladder.

En-Suite Shower Room

Double shower unit, basin and WC.



Bedroom 2

11'10" x 10'4" max (3.61m x 3.16m max)

Double bedroom with double built in wardrobe.



Bedroom 3

11'9" max x 7'4" max (3.60m max x 2.25m max)

Double bedroom.



Bathroom

8'2" x 5'6" (2.49m x 1.69m)

Bath with shower over, stainless steel heated towel rail, WC and basin.



Front

Well maintained private gardens. Views over open green space.

Rear Garden

Sunny and established West facing rear garden with Pergola.
Gated rear access leading to;



Single Garage

18'1" x 8'11" (5.52m x 2.72m)

With upgraded electric roller door, power and light. There is private parking to the front of the garage.



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.

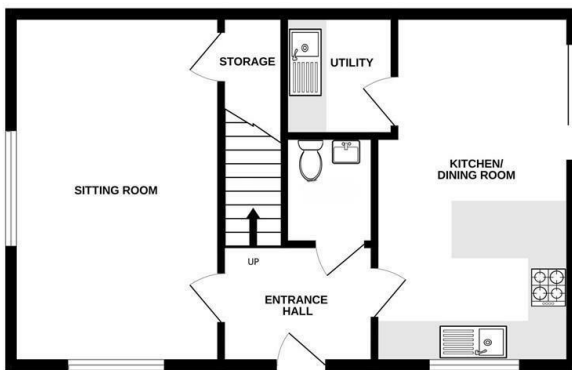
LOCAL INFORMATION

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

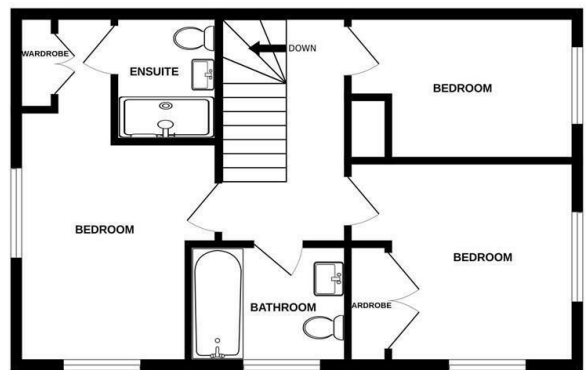
Find the property you are interested in and then select premium brochure.

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.

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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