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Established 1986

Independent Estate Agents and Valuers



48, Scott Road, Bishops Stortford, Hertfordshire, CM23 3QH

Guide price £350,000

This well-presented two double bedroom home is ideally situated in a convenient town location, just a short walk from the town centre and approximately 0.6 miles (a 10–15 minute walk) from the train station, making it perfect for commuters. Offered to the market with no onward chain, the property enjoys a peaceful setting while still benefiting from excellent local amenities.

The accommodation features a spacious sitting/dining room, a fitted kitchen complete with electric oven, gas hob and extractor, and the added convenience of a ground floor WC. Upstairs, there are two generous double bedrooms and a modern family bathroom. Outside, the property boasts a well-maintained 50ft rear garden and driveway parking to the front for one vehicle.

Further benefits include gas central heating and double glazed windows making this an excellent opportunity for first-time buyers or downsizers.

The EPC Rating is D. The Council Tax Band is C

Entrance Hall

Fitted Kitchen

9'11" x 7'8" (3.04m x 2.36m)

Fitted with;

- Wall and base units
- Electric oven with four ring gas hob and extractor over

There is space for a dishwasher and fridge/freezer.



Ground Floor Cloakroom

With WC and basin.

Sitting/Dining Room

21'6" max x 15'5" max (6.56m max x 4.71m max)

Large reception room with fireplace and storage cupboard housing the wall mounted gas fired boiler, meters and consumer unit.



First Floor Landing

Access to part boarded loft space and doors to all rooms.



Bedroom 1

10'2" x 9'9" (to wardrobes) (3.12m x 2.99m (to wardrobes))
Double bedroom with fitted wardrobes.



Bedroom 2

10'10" max x 9'7" max (3.32m max x 2.94m max)
Double bedroom with storage cupboard.



Bathroom

Modern bathroom suite with bath and separate shower over, heated towel rail, WC and basin.



Rear Garden

50ft rear garden mostly laid to lawn. There is a path across the garden which is a right of access for the neighbouring property although we understand this is not currently being used.



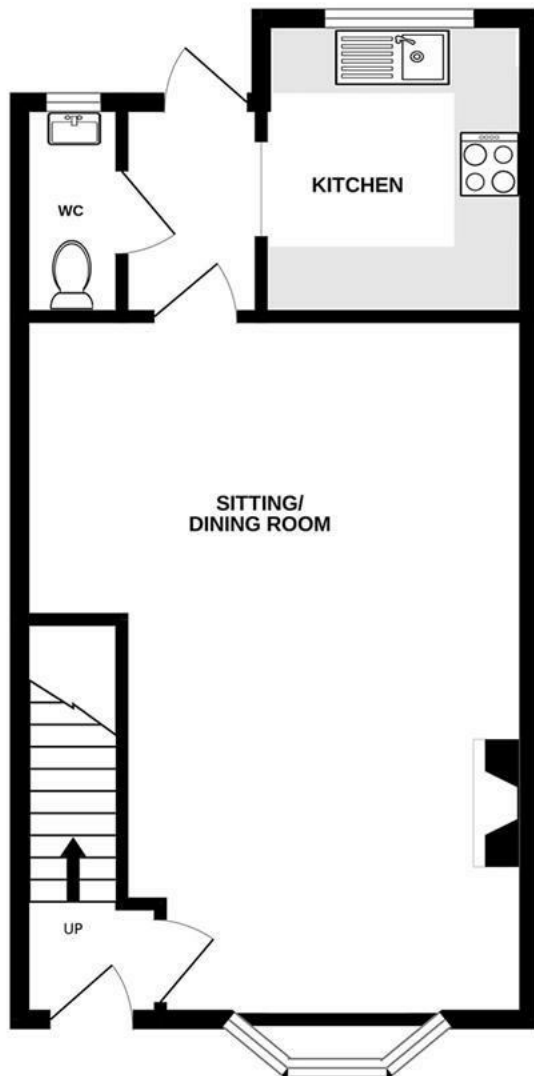
Front

Block paved driveway providing off street parking for one vehicle.

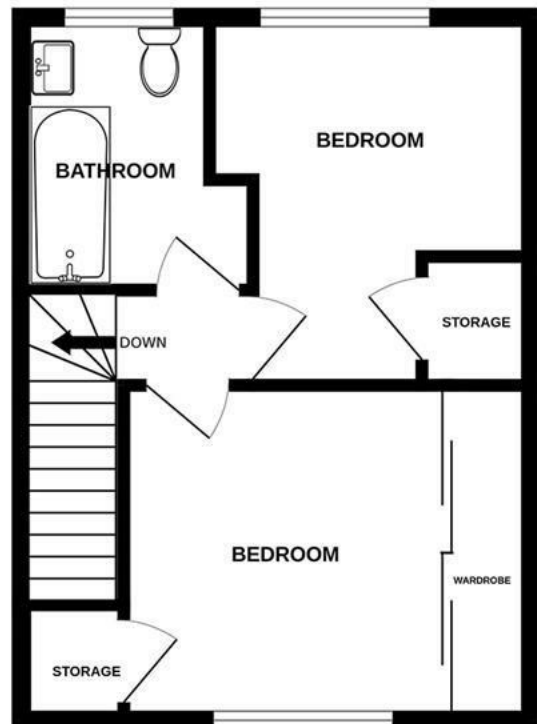
Disclaimer

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.

GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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