

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



34, Rhodes Avenue, Bishop's Stortford, Hertfordshire, CM23 3JN

Guide price £410,000

A well maintained 1930's built semi detached which has a Hive controlled gas central heating system and replacement double glazing throughout.

The accommodation comprises: Entrance hall, lounge with fireplace, dining room with fireplace and a wood burning stove, refitted kitchen with integrated oven and hob, modern ground floor shower room and three good sized first floor bedrooms.

Outside, there is a private courtyard rear garden and a front garden with a block-paved driveway providing parking for two to three cars.

The property is located in an established residential area which is only a short walk from the mainline railway station and the town centre with its excellent range of shopping and dining establishments. EPC Band E. Council Tax Band C.

Front Door to

Entrance Hall

Stairs to the first floor. Wooden floor. Doors to lounge and dining room.

Lounge

12'2" x 11'9" (3.731 x 3.587)

Double glazed window to the front. TV point. Radiator. Fireplace with tiled surround. Picture rail. Wooden floor.



Dining Room

11'8" x 10'2" (3.572 x 3.120)

Radiator. Double glazed window to the rear. Fireplace with a wood burning stove. Picture rail. Wooden floor. Understairs storage cupboard.



Refitted Kitchen

8'11" x 7'2" (2.738 x 2.203)

Stylish handle less 'soft close' units with wooden work tops. Integrated oven and hob.

Inset enamel sink unit with swan neck mixer tap and cupboard below.

Opposite and adjacent work surfaces with cupboards and drawers below.

Spaces for washing machine and upright fridge/freezer.

Double glazed window and door to the side aspect.

One double eye level wall cupboard plus shelving.

Tiled floor. Ceramic tiled splashbacks to work surfaces.



Inner Lobby

Tiled floor. Double glazed window to the side aspect. Radiator. Door to:

Shower Room

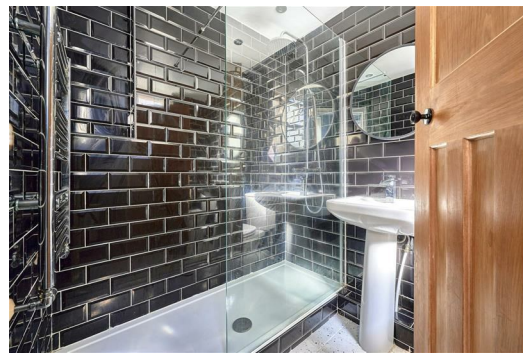
6'9" x 5'7" (2.059 x 1.720)

Fitted with a modern suite and fully tiled walls.

Large walk-in shower cubicle with hand held and overhead rain forest shower units.

Pedestal wash basin with mixer tap. Low level WC. Double glazed window to the side aspect. Chrome heated towel rail.

Four inset ceiling lights. Ceramic tiled floor.



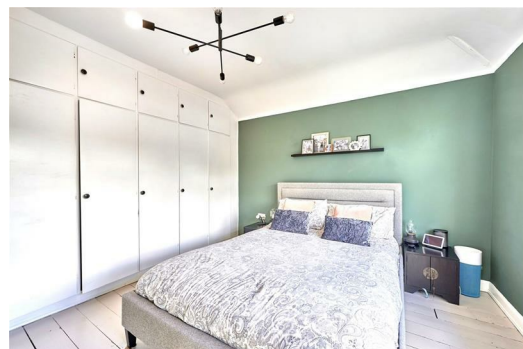
First Floor Landing

Hatch and retractable ladder to loft space.

Bedroom One

11'10" x 10'5" plus wardrobes (3.613 x 3.188 plus wardrobes)

Double glazed window to the front aspect. Radiator. Fireplace with ornate surround. Picture rail. Range of five door fitted wardrobes to one wall. Painted wooden floor.



Bedroom Two

10'2" x 8'10" (3.100 x 2.711)

Double glazed window to the rear. Radiator. Painted wooden floor. Double built-in airing cupboard housing pre-lagged hot water cylinder and Worcester Bosch gas fired central heating boiler. N.B. This a Hive controlled central heating system.



Bedroom Three

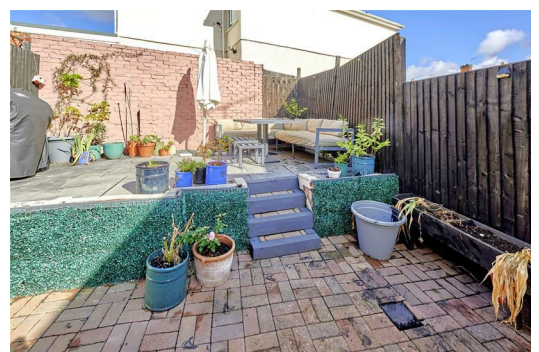
10'8" x 7'2" (3.256 x 2.200)

Double glazed window to the rear aspect. Radiator. Painted wooden floor.



Rear Garden

Extensive block-paved patio area with second raised and paved area to the rear of the plot. Outside light and tap. Gated side pedestrian access to the front garden. Fencing to the side boundaries and brick wall to the rear.



Front Garden

Full-width Block paved driveway which provides off road parking for two to three cars. Outside light.

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

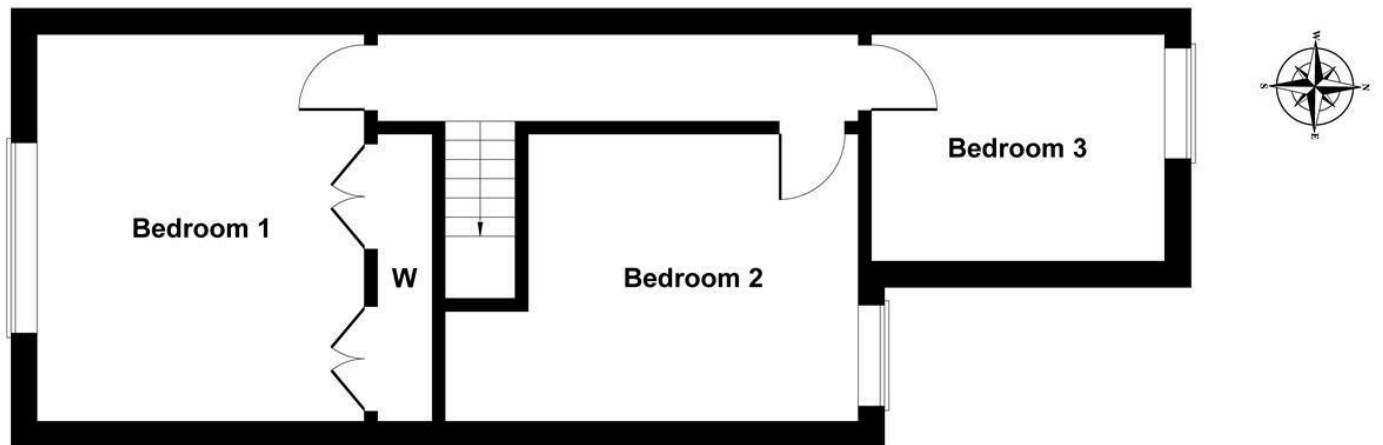
FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

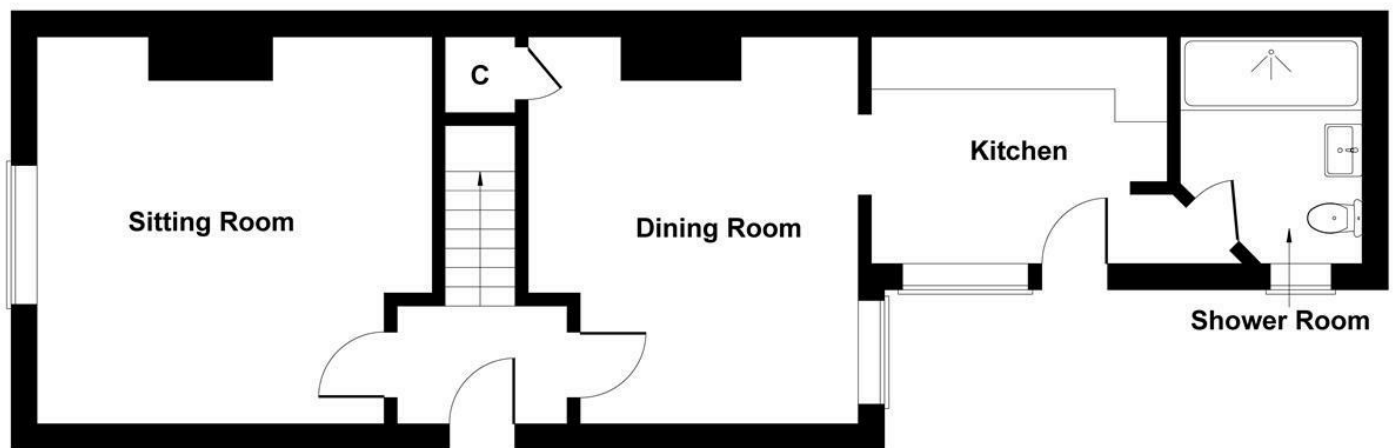
Disclaimer

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.

34 Rhodes



FIRST FLOOR



GROUND FLOOR

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