

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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Independent Estate Agents and Valuers



**7, Weaver Street, St Michael's Mead, Bishop's Stortford, Herts, CM23
4FY**

Guide price £725,000

An immaculate and recently much improved four bedroom detached house which is being offered as a chain free sale. There is gas central heating and double glazing that was installed in 2022.

This most impressive house is ready to move into and it comprises: Ornate entrance porch, entrance hall, downstairs cloakroom, bay fronted sitting room, dining room, refitted kitchen with a stylish gloss white handle less range of units, plumbed in water softener and integrated appliances, utility room with matching units, master bedroom with en-suite dressing area and luxury en-suite shower room, two further double bedrooms, a single bedroom and a modern family bathroom. An added bonus is the garage that has been converted to provide a gym but could be put to many different uses.

The outside of the property has undergone a raft of improvements namely, external redecoration and updates to the gardens.

The 40' x 40' rear garden was landscaped and returfed in July 2026 and now boasts a lovely new green lawn and a full-width porcelain tiled patio area. The front garden which is well screened by established hedging, has also had a new lawn and block-paved driveway with parking for two to three cars.

The property is located in sought-after St Michael's Mead and is surrounded by other attractive detached houses. It is within a short walk of the Northern Country Park and open country side. A useful range of shops is at nearby the Thorley Park Neighbourhood Centre which has a Sainsbury's Supermarket, doctors and dentists surgeries as well as Busy Bees Day Nursery. The town centre and mainline railway station are just over a mile away.

EPC Pending. Council Tax Band F.

Ornate Covered Porch

Outside light. Front door to:

Entrance Hall

Double glazed windows to the front aspect. Four inset ceiling lights. Engineered oak flooring. Stairs to the first floor. Built-in storage cupboard. Modern radiator.

Doors to sitting room, kitchen, garage/gym and:



Downstairs Cloakroom

Fitted with a modern white suite.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Engineered oak flooring. Inset ceiling light. Extractor fan.



Sitting Room

14'5" x 10'11" (4.418 x 3.338)

Well lit by a double glazed bay window which has fitted shutters. Engineered Oak flooring. Two modern radiators. TV point. Six inset ceiling lights. Arch to:



Dining Room

10'3" x 9'6" (3.145 x 2.913)

Engineered oak flooring. Modern radiator. Four inset ceiling lights. Double glazed window and door to the rear aspect. Door to:



Refitted Kitchen

10'0" x 9'8" (3.051 x 2.966)

A custom built kitchen which was installed three years ago.

An excellent range of gloss white handle-less and soft close units with grey quartz worktops with matching upstands.

Integrated appliances include: Neff stainless steel gas hob, chimney-style extractor hood and double oven.

Inset single drainer sink unit with a swan neck mixer tap and pull-out pan washer. Adjacent work surfaces with cupboards and drawers below. Cupboard housing plumbed-in water softener. Two corner and five single eye level wall cupboards with lighting below. Two high level wall cupboards. Full-height larder cupboard. Space for an American style fridge/freezer. Four inset ceiling lights. Ceramic tiled floor. Modern radiator. Double glazed window to the rear aspect with fitted shutters. Door to:



Utility Room

6'5" x 5'6" (1.959 x 1.693)

Fitted with units that match those in the kitchen.

Grey quartz work surface with cupboards and spaces for washing machine, tumble dryer and wine cooler below.

Ceramic tiled floor. Two corner eye level wall cupboards plus shelving. Modern radiator. Built-in wine rack. Double glazed door to the side aspect.



Gym/Garage

15'2" x 8'4" (4.623 x 2.557)

Wood effect laminate flooring. Engineered oak flooring. Light and power connected. Worcester Bosch wall mounted gas fired central heating boiler.

The garage was converted to provide this gym. The original garage door is still in place and it would be easy to remove the plasterboard wall and reinstate the garage.



First Floor Landing

Radiator. Built-in airing cupboard housing pre-lagged hot water cylinder.

Hatch to large loft space which is part boarded and has a light connected.



Bedroom One

11'7" x 9'10" plus dressing area (3.556 x 3.001 plus dressing area)

Double glazed window to the front aspect. Radiator. Wall mounted air conditioning unit. TV point. Two built-in wardrobe cupboards.



Dressing Area

5'4" x 5'1" (1.633 x 1.567)

Double built-in wardrobe cupboard. Door to:

Luxury En-Suite Shower Room

7'4" x 6'1" (2.252 x 1.874)

Beautifully refitted in July 2026 with a contemporary white suite and complementary fittings and tiling.

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

Wall mounted vanity wash basin with mixer tap and drawers below. WC with concealed cistern. Extractor fan. Three inset ceiling lights. Modern radiator/heated towel rail. Double glazed window the rear aspect. Fully tiled walls and matching tiled floor.



Bedroom Two

13'1" max x 10'9" (3.998 max x 3.296)

Double glazed window to the front aspect. Modern radiator.

Large double built-in wardrobe cupboard.



Bedroom Three

9'6" x 6'8" plus wardrobe recess (2.910 x 2.054 plus wardrobe recess)

Double glazed window to the rear aspect. Modern radiator.

Built-in wardrobe cupboard.



Bedroom Four

6'9" x 6'9" (2.066 x 2.066)

Double glazed window to the rear aspect. Modern radiator. Built-in wardrobe cupboard.



Family Bathroom

7'2" x 5'5" (2.187 x 1.672)

Refitted in 2024 with a modern white suite, complementary tiling and fittings.

Panel bath with glazed shower screen, fully tiled splash surround, mixer tap with hand held and overhead shower units. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Fully tiled walls and matching tiled floor. Double glazed window to the rear aspect with fitted shutters.



Rear Garden

A good sized and private rear garden, measuring approximately 40' x 40'. The garden has recently been landscaped and turfed and is enclosed by ornate 6' fencing on all three aspects.

Immediately to the rear of the house is a Kandla grey porcelain tiled patio area which runs the full width of the garden. Raised and well stocked flower beds with ornate slate and various plants. Newly laid lawn area.

Outside light tap and power points. Wooden garden shed. Gated side pedestrian access to the front garden.



Front Garden

Approximately 40' in width by 30' in length.

Established hedges to the front and both sides.

Newly laid lawn area. Block-paved driveway with off-road parking for two to three cars.

LOCAL INFORMATION

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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.

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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.

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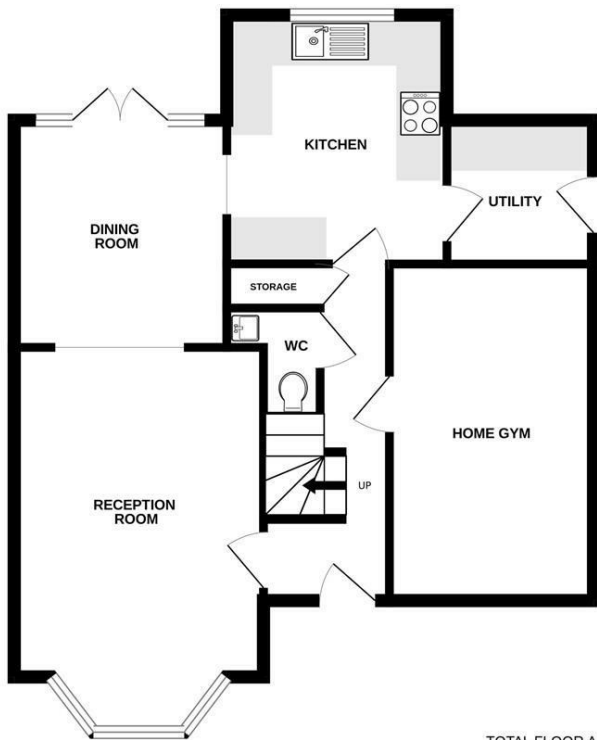
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

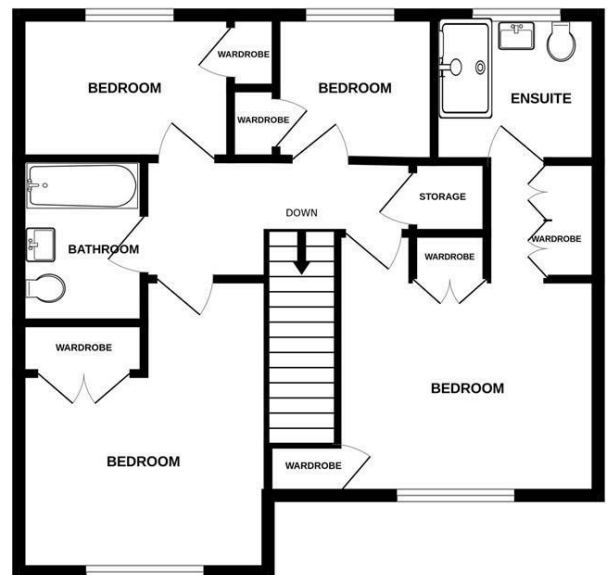
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MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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