

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

LEDNOR  
& COMPANY

(01279) 505055  
sales@lednor.co.uk  
www.lednor.co.uk

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## 9, The Beadles, Little Hallingbury, Hertfordshire, CM22 7XA

**Price guide £625,000**

SUBSTANTIAL FIVE DOUBLE BEDROOM HOME CLOSE TO TRANSPORT LINKS, EXCELLENT SCHOOLING AND RECREATIONAL FACILITIES.

A large detached family home which has been improved greatly by the current owners. The accommodation on the ground floor consists of three reception rooms, spacious kitchen/dining room, conservatory and WC. On the first floor there are five double bedrooms, an en-suite shower room and family bathroom.

To the front there is a large newly laid block paved driveway which leads onto an integral single garage. To the rear there is a West facing garden with newly laid patio which enjoys the afternoon sun.

The location is excellent with transport links and a variety of recreational facilities close by;

- M11 Junction 8 (4 miles)
- Train Station at Bishop's Stortford (2.5 miles)
- Stansted Airport (7 miles)
- Hatfield Forest (6 miles)

There is a pre-school, infant and junior school within a short walk. There are bus services to the secondary schools in Bishop's Stortford or Sawbridgeworth. The property is located within a short drive of Bishop's Stortford, Sawbridgeworth and Harlow.

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

### **Entrance Hall**

With stairs to first floor, doors to living areas, radiator and WC.



### **Ground Floor WC**

With double glazed window to the side, WC, basin and radiator.

### **Kitchen/Dining Room**

16'5" max x 11'7" max (5.02m max x 3.55m max)

Newly refurbished and spacious kitchen/dining room with fitted wall and base units plus full height cupboards, and;

- Integrated double oven and electric hob with extractor over
- Space for large fridge/freezer
- Space for dishwasher
- Double glazed windows to the side and rear
- Radiator in the dining area



### **Inner Hall**

With doors to the garden and utility room.

### **Utility Room/Versatile Reception Room**

13'11" x 11'5" (4.25m x 3.48m)

Currently used as a utility room and second sitting room, this excellent additional reception room could be utilised as an office or even a self contained living space with the conversion of the garage. There is space and plumbing for a washing machine and tumble dryer. There is a wall mounted gas fired Vaillant boiler which was installed in 2024.



### **Living Room**

19'11" x 11'6" max (6.09m x 3.53m max)

Large sitting room with double glazed window to the front and double doors to the rear, two radiators.



### **Conservatory/Sun Room**

11'5" x 8'1" (3.48m x 2.48m)

Newly fitted french doors to sun room providing access to the rear garden. Radiator.

### **Family Room**

11'6" x 8'9" (3.53m x 2.69m)

Beautifully presented and spacious reception room with double glazed window to the front and radiator. Ideal home office or a room for children to play.



### **First Floor Landing**

Doors to all rooms and loft access. The loft is mostly boarded, insulated and has a fitted ladder and light.

### **Bedroom 1**

19'10" max x 11'1" max (6.05m max x 3.38m max)

Impressive principle bedroom suite with dual aspect double glazed windows, space for wardrobes, and radiator. Door to;



### **En-Suite Shower Room**

Newly refurbished with new ladder style towel radiator, WC, basin and enclosed shower with wall mounted Aqualisa shower.



### **Bedroom 2**

11'11" x 11'2" (3.65m x 3.41m)

Large double bedroom with fitted wardrobes and double glazed windows to the front. Radiator.



### **Bedroom 3**

12'1" x 9'5" (3.69m x 2.88m)

Large double bedroom, double glazed windows to the front. Radiator.



### **Bedroom 4**

11'10" x 9'5" (3.61m x 2.89m)

Double bedroom with double glazed window to the front, radiator.



### **Bedroom 5**

13'3" max (+ alcove) x 9'10" max (4.05m max (+ alcove) x 3.00m max)

Double bedroom with double glazed windows to the rear, radiator and airing cupboard housing new immersion tank providing back up for hot water.



### **Bathroom**

6'10" x 6'6" (2.09m x 1.99m)

Double glazed window to the rear, bath, WC, basin with vanity unit and heated towel rail.



### **Front**

Newly laid block paved driveway providing parking for numerous vehicles and leading to an integral single garage.



### **Garage**

17'8" x 11'4" (5.41m x 3.46m)

With up and over door opening to the internal garage space. A large space with door opening through to the property - there is the possibility of converting the garage and with the utility behind, a self contained living space could be created should the need arise.

## **Rear Garden**

The West facing rear garden is nice and sunny and it features;

- A large newly laid patio with plenty of space for entertaining
- Second patio area with Zen shed which has power and light - a peaceful place to sit and relax with views across the garden
- Neat area of lawn with mature flower and shrub borders



## **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.

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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.

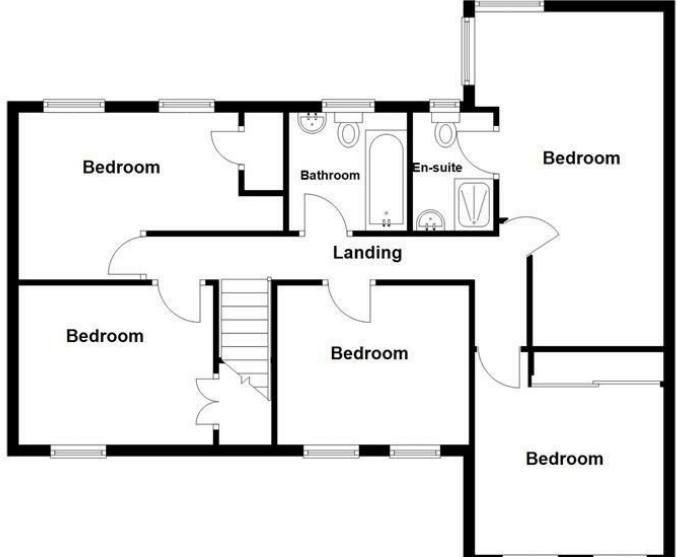
### Ground Floor

Approx. 115.7 sq. metres (1245.5 sq. feet)



### First Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



Total area: approx. 198.2 sq. metres (2133.5 sq. feet)

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**The Beadles**