

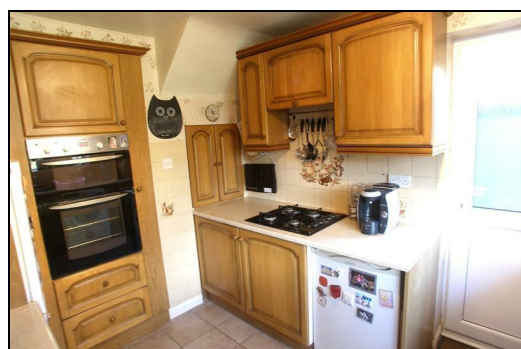
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**19, Bishops Avenue, Bishop's Stortford, Hertfordshire, CM23 3EJ**

**Guide price £385,000**

An attractive 1950's built three bedroom semi which has gas central heating, cavity wall insulation and double glazing.

The accommodation comprises: Entrance hall, spacious dual aspect lounge/dining room, kitchen, three good sized bedrooms and a bathroom with a separate WC.

The well tended rear garden is approximately 30' in length and the front garden is approximately 45' in length and has driveway parking for at least two cars and leads to an attached car port.

N.B. There is scope to extend this property to the side as many other similar houses in the road have already done. Planning permission for a two storey side extension was granted in 1988 but this has now lapsed.

The property is located in a popular tree-lined road which is a short walk from Bishop's Stortford High School and two primary schools. It is on the southern outskirts of town and is just over a mile to the mainline railway station and town centre. EPC band D.

**Double glazed front door to**

**Entrance Hall**

Stairs to the first floor. Radiator. Understairs recess. Door to

**Lounge/Dining Room**

23'5" x 12'5" (7.14m x 3.78m)

A spacious dual aspect room with double glazed windows to the front and rear.

Fitted gas fire with back boiler for central heating and hot water. TV and telephone points. Two radiators. Three wall light points. Door to



**Kitchen**

10'3" plus recess x 8'2" (3.12m plus recess x 2.49m)  
Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Built-in double oven, gas hob and cooker extractor hood. Spaces for washing machine and tumble dryer. Space for fridge. Space for upright fridge/freezer. Eight single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Slimline ironing board cupboard. Ceramic tiled floor. Double glazed window and door to the rear garden.



**First Floor Landing**

Double glazed window. Hatch and retractable ladder to part boarded loft space with a light connected. Two fluorescent tubes. Double power socket.

**Bedroom One**

12'11" x 10'7" (3.94m x 3.23m)  
Radiator, Double glazed window. TV point.



**Bedroom Two**

10'7" x 10'11" max (3.23m x 3.33m max)  
Radiator, Double glazed window. TV point. Built-in airing cupboard housing pre-lagged hot water cylinder.



**Bedroom Three**

9'1" x 8' (2.77m x 2.44m)

Radiator, Double glazed window. TV point. Overstairs storage cupboard.



**Bathroom**

6'11" x 5'7" (2.11m x 1.70m)

Pedestal wash basin. Panel bath with fully tiled splash surround, mixer tap and shower attachment. Radiator. Wall mounted cupboard with shaver point. Double glazed window.



**Separate WC**

5'8" x 2'9" (1.73m x 0.84m)

Low level WC. Double glazed window.

### **Rear Garden**

Approximately 30' in length.

Full-width paved patio area. Outside tap. 6' fencing on three aspects. Lawn area with abundantly stocked flower beds and borders. Wooden garden shed. Gated side pedestrian access leading to the car port.



### **Front Garden**

Approximately 45' in length.

Lawn area with stepping stone pathway. Abundantly stocked flower beds and borders. Dwarf brick wall to the front boundary and hedges to the sides.

Driveway provides off-road parking for at least two cars and leads to

### **Car Port**

Undercover parking for one car.

Light and power connected. Gated access to the rear garden. Front door to the house.

### **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

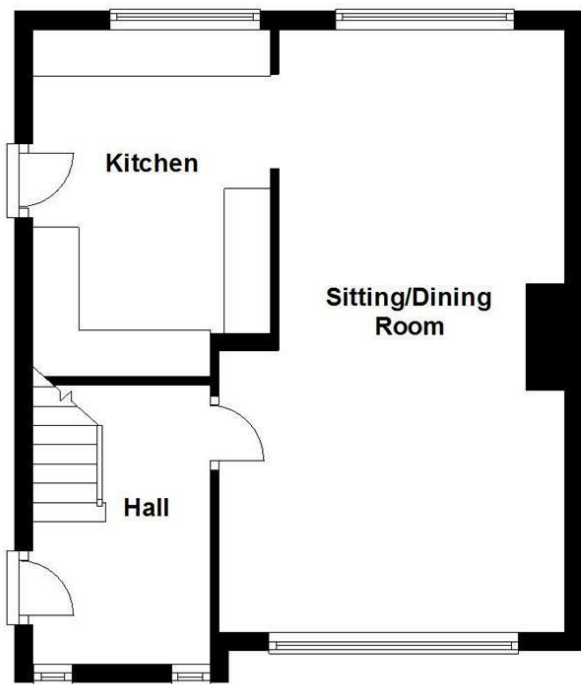
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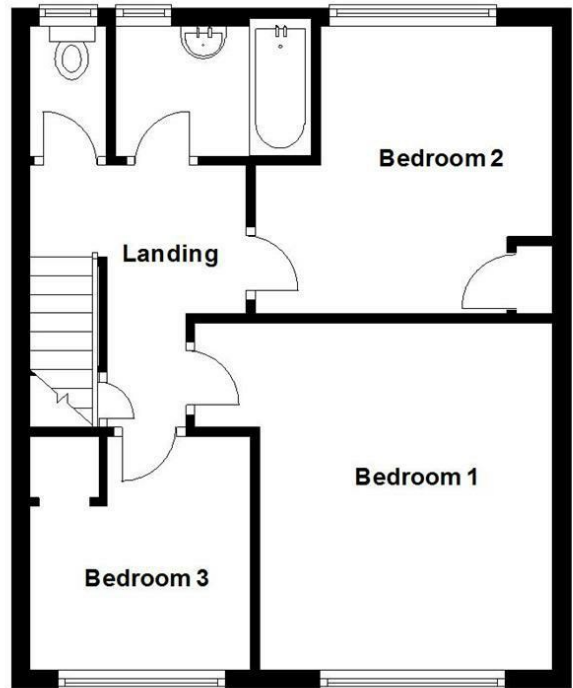
### **Disclaimer**

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



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 900 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE