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*Established 1986*

*Independent Estate Agents and Valuers*



**102 Stortford Hall Park, Bishop's Stortford, Hertfordshire, CM23 5AN**

**£350,000**

NO UPWARD CHAIN. 1960's three bedroom detached with 110' rear garden. The property is in need of updating and offers the potential to extend to the side and rear (subject to any relevant planning permission).

The property benefits from Upvc double glazing and gas central heating. Accommodation comprises:- Entrance porch, entrance hall, lounge/dining room, kitchen, three bedrooms and family bathroom. Outside the impressive private rear garden is well screened by mature trees and shrubs.

Bishop's Stortford mainline train station is approximately a ten minute walk and offers a 40 minute service into London's Liverpool Street Station via the Stansted Express. Junction 8 of the M11 is a short drive away. EPC Band D

### Entrance Porch

Part glazed door, window to side.

### Entrance Hall

Telephone point, radiator, understairs storage cupboard, stairs to first floor.

### Lounge/Dining Room

22'9" x 12'2" (6.93m x 3.71m)

Large window to front, gas fire with back boiler, two radiators, serving hatch to kitchen. Large sliding patio doors to rear garden.



### Kitchen

10'5" x 7'9" (3.18m x 2.36m)

Range of cupboard and drawer base units with worktop above. Inset stainless steel single drainer sink unit with tiled splashbacks. Space for cooker, fridge/freezer and washing machine. Two double and one single eye level wall units. Tall larder cupboard, radiator, window and door to rear garden.





**First Floor Landing**

Window to side, telephone point, hatch to loft space.

**Bedroom One**

12'5" x 10'6" (3.78m x 3.20m)

Window to rear, radiator, double built in wardrobe cupboards, airing cupboard housing lagged hot water tank.



**Bedroom Two**

11'5" x 10'5" plus door recess (3.48m x 3.18m plus door recess)

Window to front, radiator.



**Bedroom Three**

8' x 7'11" (2.44m x 2.41m)

Radiator, window to front, bulk head storage cupboard.



**Bathroom**

Low level wc, hand wash basin set on vanity unit with cupboard below. Panel bath, part tiled walls, window to rear.

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**Rear Garden**

approx 110' (approx 33.53m)

Mature private rear garden with crazy paving immediately to the rear of the property. Steps up to lawn area with abundant flower and shrub borders, various trees throughout the garden, fencing to boundaries. 10' brick base shed to the rear. Gated side access, personal door to garage.





**Single Garage**

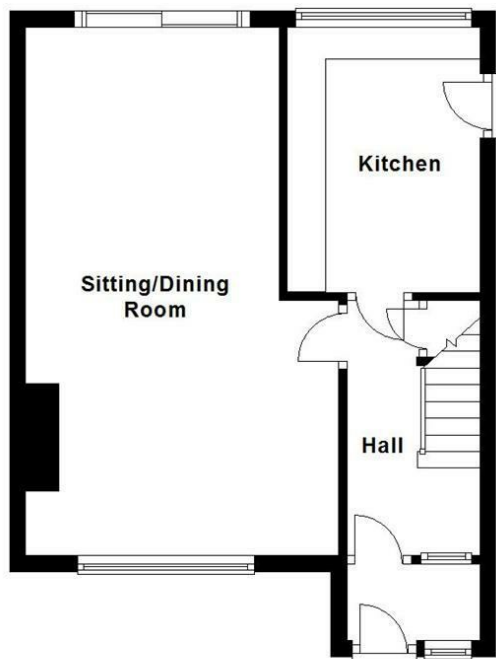
18'6" x 8 (5.64m x 2.44m)

Up and over door. Door to rear garden.

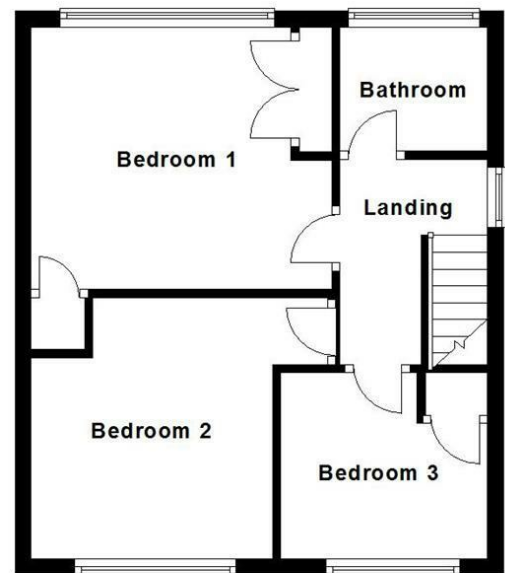
**Front**

Lawn area with dwarf brick wall to front. Off road parking for one car.

### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 800 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE