

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*



**28 Kingsbridge Road, Bishop's Stortford, Herts, CM23 2AE**

**£479,995**

An extremely spacious 1950's built five bedroom detached bungalow which has gas central heating and double glazing. The property is well maintained throughout but could do with some updating. This is reflected in the asking price. It has been the subject of a substantial rear extension which has made it an ideal family home.

There is also scope to extend further into the roof area subject to the required permissions.

The accommodation comprises: Entrance hall, large Scandinavian style sitting room which features a vaulted ceiling, dining room with vaulted ceiling, kitchen, bathroom, shower room, master bedroom with a part vaulted ceiling and an en-suite wardrobe/dressing area, three further double bedrooms and a fifth bedroom which could be used as a study. There is also a workshop/utility room which has access to the front and rear gardens.

The gardens have been lovingly tended. The 75' rear garden is very secluded and features a grape vine, fruit trees, lawn areas, full-width patio area, and a large wooden summer house which enjoys a prominent position to the rear of the plot. The front garden has a driveway leading to a car port as well as an additional hard standing area. In all there is parking for at least four cars.

The property is located in an established and quiet residential street of similar properties which is within walking distance of the town centre and mainline railway station. It is also close to Grange Paddocks with its open areas, swimming pool and riverside walks. EPC Band D.

### **Covered Porch**

Quarry tiled step. Double glazed front door to

### **Entrance Hall**

Telephone point. Radiator. Hatch to a part boarded loft space which has a light connected.

Built-in airing cupboard and adjacent cloaks/storage cupboard. Doors leading to sitting room, kitchen, bathroom and four of the bedrooms.



### **Sitting Room**

19' x 15'11" (5.79m x 4.85m)

A most impressive and very spacious room which features a pine clad vaulted ceiling.

Two radiators. TV point. High level pelmet with spotlights. Velux double glazed skylight window. Large serving hatch to kitchen. Double glazed windows and French doors leading to the rear garden.



### **Further view of room**



### **Further view of room**



**Further view of room**



**Further view of room**



**Dining Room**

10'4" x 8'8" (3.15m x 2.64m)

Pine clad vaulted ceiling. High level pelmet with spotlights. Double glazed window. Ceramic tiled floor.



**Kitchen**

9'6" x 7'11" plus recess (2.90m x 2.41m plus recess)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. One single and two double eye level wall cupboards. Space for cooker with extractor hood above. Plumbing for dishwasher. Cupboard housing plumbed in water softener. Two large full-height larder/storage cupboards. Ceramic tiled floor. Ceramic tiled splashbacks to work surfaces. Gas fired central heating boiler. Double and single glazed windows. Double glazed door to the side and the car port. Door to shower room.



### Further view of room



### Shower Room

10'10" x 3' (3.30m x 0.91m)

Fully tiled shower cubicle with Mira shower unit. Low level WC. Pedestal wash basin with mixer tap. Ceramic tiled floor. Half tiled walls. Xpelair extractor fan. Double glazed window.

### Bedroom One

13'6" x 8'2" plus en-suite area (4.11m x 2.49m plus en-suite area)

Featuring a pine clad part vaulted ceiling and high level pelmet with spotlights.

Radiator. Double glazed window. TV point.

Double opening mirror doors give access to



### En-Suite Wardrobe/Dressing area

10' x 5'6" (3.05m x 1.68m)

A very useful addition to the room which could be converted into a shower room, if required.

There is a Hulsta walk-in wardrobe unit with inset ceiling lights, fitted shelving and hanging rails.

Double glazed window.



### Bedroom Two

12'2" x 10'10" (3.71m x 3.30m)

Double glazed windows to front and side aspects. Radiator.



**Bedroom Three**

11'4" x 10'6" (3.45m x 3.20m)  
Radiator. Double glazed window.



**Bedroom Four**

10'7" x 8'9" (3.23m x 2.67m)  
Radiator. Double glazed window.



**Bedroom Five/Study**

10'5" x 7'8" (3.18m x 2.34m)  
Radiator. Double glazed window.



**Bathroom**

10'11" x 5'2" (3.33m x 1.57m)  
Fully tiled walls. Panel bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Chrome heated towel rail. Double glazed window. Shaver light/point.



### Rear Garden

A superbly maintained and very private rear garden which extends to just over 75' in length.

Full-width paved patio area immediately to the rear of the property with raised rose/flower beds and a grape vine. Extensive lawn area with well stocked flower and shrub borders. Five apple and two pear trees. Various shrubs. Door to the workshop/utility room.



### Further view of garden



### Further view of garden



### Further view of garden



**Further view of garden**



**Further view of garden**



**Summer House**

11'11" x 7'10" (3.63m x 2.39m)

Located to the rear of the plot with a splendid view down the garden towards the bungalow.

There is power connected and a wooden decked area to the front.



**Further view of summer house**



### **Workshop/Utility Room**

12'9" x 7'5" (3.89m x 2.26m)

This is located to the side of the bungalow and has access via doors from the front and rear gardens.

Ceramic tiled floor. Light and power connected. Plumbing for washing machine. Space for upright fridge/freezer. Space for tumble dryer. Wall mounted wash basin. Cold water tap. Double glazed window. Door to

### **Cloakroom**

Ceramic tiled floor. Double glazed window. Low level WC.

### **Front Garden**

A good sized front garden which is enclosed by a dwarf brick wall.

Lawn area with well stocked rose and flower borders.

Driveway leads to a car port which is located to the left hand side of the property. There is also a hardstanding area to the front of the bungalow. In all there is room to park at least four cars.

### **RELOCATION AGENT NETWORK**

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER \* Independently selected as the best local agents. \* Now affiliated to over 600 offices across the UK. \* Local reputation, experience and commitment. \* Independent owner managed business. \* More out of town buyers through links with Cartus who are the premier provider of global relocation services. \* Access to the largest property website of its kind in the UK - [www.relocation-agent-network.co.uk](http://www.relocation-agent-network.co.uk). \* Not owned by a financial institution. \* Regularly 'mystery shopped' to ensure high standards. \* Committed to meeting your needs this year, next year and for many more to come.

### **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.

---



# Ground Floor

Approx. 144.0 sq. metres (1550.1 sq. feet)



Total area: approx. 144.0 sq. metres (1550.1 sq. feet)