

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



15, Marshbarns, Bishop's Stortford, Hertfordshire, CM23 2QN

Guide price £725,000

VERY WELL PRESENTED DETACHED FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER NORTH WEST CORNER OF TOWN AND WITHIN A SHORT WALK OF BISHOP'S STORTFORD COLLEGE.

This substantial detached family home is located in a quiet cul-de-sac and offers spacious and bright accommodation arranged over two levels. On the ground floor there are three large reception rooms, a fitted kitchen/breakfast room, conservatory and WC. On the first floor there are four double bedrooms with an en-suite shower to the principle bedroom, and an additional shower room.

To the front there is driveway parking for two cars. There is gated side access along the side of the house leading to the rear garden which is nicely landscaped and peaceful.

Marshbarns is located just off the Hadham Road. It is tucked away and very quiet, yet extremely convenient for the highly rated Northgate Primary School and Bishop's Stortford College. The rugby/tennis/cricket clubs are within a short walk and the town centre is within comfortable walking distance.

The Council Tax band is F / The EPC Rating is C

Entrance Porch

Doors to WC and sitting room.

Ground floor WC

WC, basin, radiator, double glazed window to the side, cloak cupboard with water softener and excellent storage.

Sitting Room

20'0" max x 12'10" max (6.12m max x 3.93m max)

Large reception room with double glazed window to the front, fireplace with gas fire, three radiators, storage cupboard and stairs to the first floor.



Large Study/Playroom

14'10" x 10'0" (4.53m x 3.07m)

Reception room with double doors to the rear, radiator and double glazed window to the side.



Open Plan Living Area

23'3" max x 12'0" max (7.11m max x 3.66m max)

Bright and airy family living area with space for a large dining table and sofas which flows nicely through to the kitchen/breakfast room. Two radiators, high ceilings, doors to the rear garden.



Fitted Kitchen/Breakfast Room

15'1" max x 8'7" (4.61m max x 2.63m)

Spacious kitchen with fitted wall and base units and integrated appliances including;

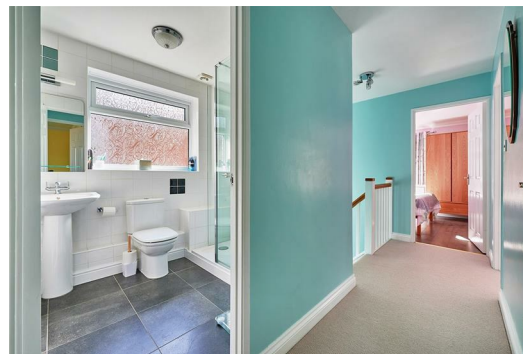
- Full height fridge and freezer
- Full height larder cupboard
- Dishwasher
- Double oven
- Microwave oven
- Space for washing machine



There is a radiator and door leading through to;

First Floor Landing

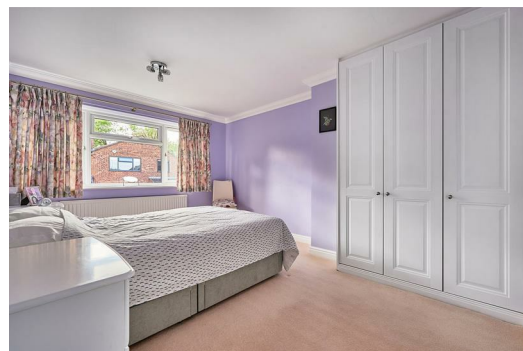
Access to the loft space which has a ladder and light. The gas fired boiler is located in the loft and was newly installed approximately 18 months ago. There are doors to all rooms and an airing cupboard with hot water cylinder.



Bedroom 1

14'8" x 10'5" max (4.48m x 3.18m max)

Large double bedroom with double glazed window to the front and two sets of built in wardrobes.



En-Suite Shower Room

With shower, WC and basin, double glazed window to the side and stainless steel heated towel rail.



Bedroom 2

10'11" x 9'11" (3.33m x 3.04m)

Large double bedroom with double glazed window to the rear, radiator and built in wardrobe.



Bedroom 3

9'8" x 9'7" (2.97m x 2.94m)

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



Bedroom 4

10'2" x 7'7" (3.11m x 2.32m)

Spacious bedroom with double glazed window to the rear and radiator.



Shower Room

7'0" x 6'0" (2.14m x 1.85m)

Fully tiled shower room with large double Aqualisa shower, stainless steel heated towel rail, WC and basin. Double glazed window to the side.



Front Garden

To the front there is driveway parking for two cars. There is gated side access leading through to;

Integral Garage

16'10" max x 10'2" max (5.15m max x 3.12m max)

Single garage with power, light and an electrically operated roller door.

Landscaped Rear Garden

Beautifully maintained landscaped garden which is sunny and peaceful.



LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

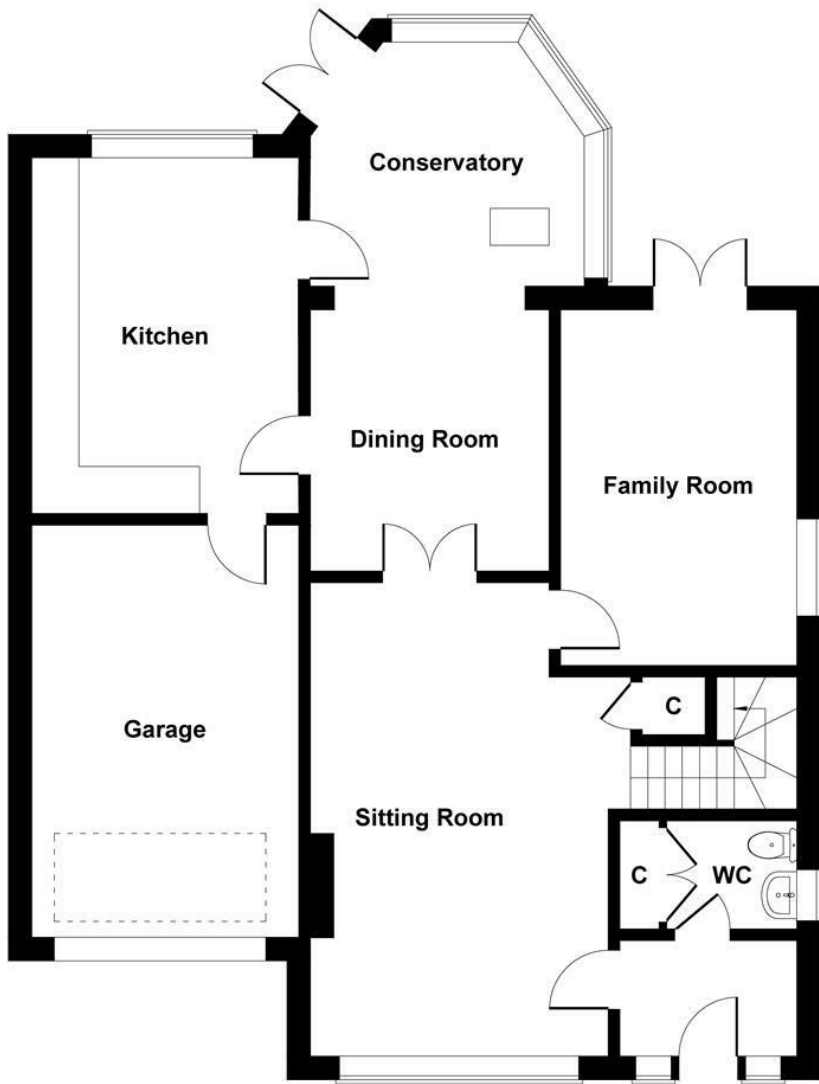
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

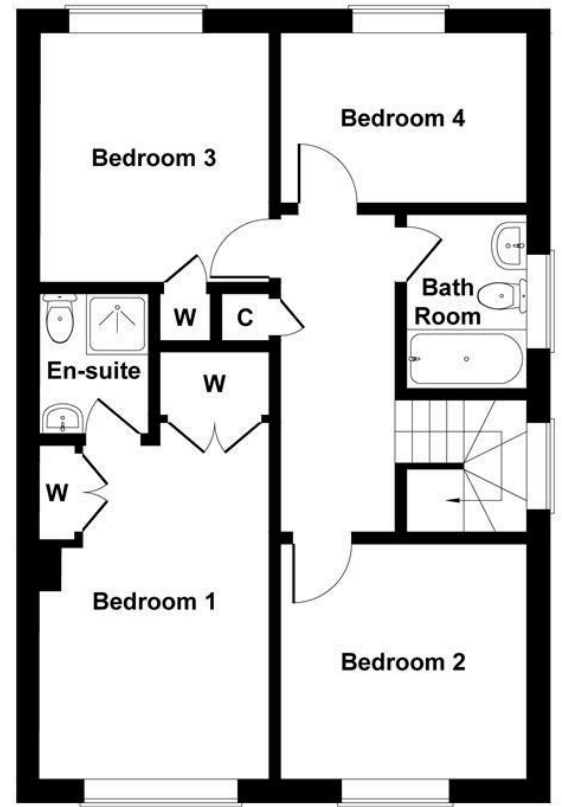
Disclaimer

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

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.