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*Established 1986*

*Independent Estate Agents and Valuers*



**14, Hipkins, Bishop's Stortford, Hertfordshire, CM23 4DY**

**Guide price £425,000**

This beautifully refurbished home offers bright, well-planned accommodation with excellent scope for future extension. Finished to a high standard throughout, the property features a quality fitted kitchen with integrated appliances, a spacious and light-filled sitting/dining room with generous built-in storage, and a double-glazed conservatory providing versatile additional living or dining space. On the first floor there are three bedrooms and a refitted bathroom. Practical enhancements include a modern gas-fired Viessmann boiler installed in 2023 and a partially boarded loft with power and lighting.

Outside, the property enjoys side and rear gardens with excellent storage, along with driveway parking and a private parking bay. The location is excellent with the Thorley Neighbourhood Centre and excellent schooling options within a short walk.

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

## Entrance Hall

With storage cupboard housing consumer unit.



## Quality Fitted Kitchen

8'4" x 7'10" (2.56m x 2.39m)

Fitted with a range of wall and base units featuring under cupboard lighting and;

- Fridge/Freezer
- Dishwasher
- Electric oven with extractor over
- Space for washing machine
- Pull out larder cupboard and well designed storage space



### **Living Room**

14'9" x 13'10" (4.52m x 4.22m)

With windows and doors on two aspects, this bright and airy reception room enjoys views onto the rear garden and benefits from a large storage cupboard.



### **Double Glazed Conservatory**

11'9" max x 11'5" max (3.60m max x 3.50m max)



### **First Floor Landing**

Doors to all rooms, access to the loft space which is partially boarded with a light and airing cupboard housing Viessmann gas fired combi boiler.



**Bedroom 1**

12'11" x 8'7" (3.95m x 2.63m)  
Double bedroom.



**Bedroom 2**

10'8" max x 8'7" (3.27m max x 2.62m)  
Double bedroom.



**Bedroom 3**

6'8" x 5'11" (2.05m x 1.81m)  
Double bedroom.



## Bathroom

Refitted bathroom suite with bath and shower over, vanity unit with basin and WC.



## Front

Driveway parking and one private parking bay. Pretty raised flower beds and lawn - gated side access through to;

## Side & Rear Gardens

Excellent storage space, patio and lawned area.



## 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.

## 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](http://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.

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**Approximate Gross Internal Area 771 sq ft - 71 sq m**

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 329 sq ft – 30 sq m

