

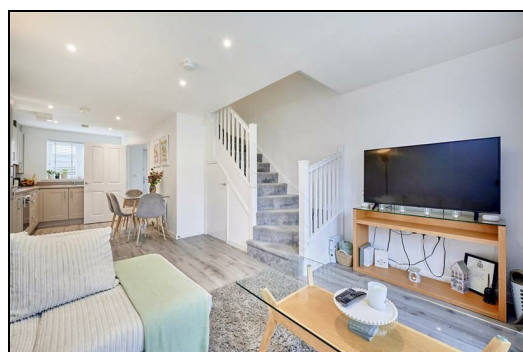
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

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*Established 1986*

*Independent Estate Agents and Valuers*



**29, Searle Way, Bishop's Stortford, Herts, CM23 2ZL**

**Guide price £399,995**

An extremely well presented and very spacious two double bedroom semi detached house which has gas central heating and double glazing throughout.

The impressive accommodation comprises: Entrance hall, downstairs cloakroom, bright and spacious open plan kitchen/living room, two generously proportioned bedrooms and a bathroom which has a modern white suite.

The property is located in Stortford Fields, within walking distance of Avanti Brook Primary School and Avanti Grange Secondary school both of which are modern schools with an excellent reputation.

The Arriva 511 bus services this area and connects to various parts of the town including the town centre and station.

The town centre is just over one and a half miles away and offers an excellent range of shopping and eating establishments. This property is well located for access to the Bishop's Stortford by-pass, the M11 motorway and the A120 and A10 main roads.

Council Tax Band D and a very energy efficient EPC rating of B.

### **Small Covered Porch**

Outside light. Front door to:

### **Entrance Hall**

Wood effect laminate flooring. Radiator. Doors to kitchen and:

### **Downstairs Cloakroom**

5'9" x 4'6" (1.771 x 1.397)

Modern white suite.

Pedestal wash basin. Low level WC. Radiator. Extractor fan.  
Wood effect laminate flooring. Half tiled walls.



### **Open Plan Kitchen/Living Room**

26'3" x 13'4" max (8.009 x 4.076 max)

A very spacious and well lit room which is described as two separate areas below.

### **Kitchen**

12'7" x 8'6" (3.841 x 2.599)

Fitted with a stylish range of matt grey Shaker style units. Wood effect worktops with matching upstands.

Integrated units comprise: Bosch stainless steel gas hob with chimney style extractor hood above, Bosch stainless steel oven, fridge/freezer, washing machine and dishwasher.

Double glazed window to the front aspect. Wood effect laminate flooring. Single drainer sink unit with cupboards below.

Adjacent work surfaces with cupboards and drawers below.

Four single eye level wall cupboards. Cupboard housing Ideal gas fired combination boiler. Radiator. Extractor fan. Four inset ceiling lights. Space for table. open to:





## Living Room

13'4" x 12'10" (4.076 x 3.927)

Full-width double glazed windows to the rear aspect which includes French doors to the rear garden.

TV and telephone points. Wood effect laminated flooring. Six inset ceiling lights. Stairs to the first floor. Understairs storage cupboard.



## First Floor Landing

Hatch to loft space.

## Bedroom One

13'3" x 9'2" (4.064 x 2.807)

Range of fitted wardrobe cupboards to one wall which have full height mirror fronted doors.

Radiator. Double glazed window to the front aspect. TV point.



## **Bedroom Two**

13'3" max x 8'11" plus door recess (4.060 max x 2.726 plus door recess)

Double glazed window to the rear aspect. Radiator. Bulkhead wardrobe/storage cupboard.



## **Bathroom**

6'10" x 6'2" (2.096 x 1.901)

Fitted with a modern white suite and complementary fittings. Half tiled walls. Extractor fan. Shaver point. Chrome heated towel rail. Four inset ceiling lights. Ceramic tiled floor. Vanity shelf. Large fitted mirror.

Pedestal wash basin with mixer tap. WC with concealed cistern. Panel bath with fully tiled splash surround, glazed shower screen, mixer tap and wall mounted controls for the shower.



### **Rear Garden**

A larger than average garden for this area.

Enclosed by 6' fencing on all three aspects. Paved patio area immediately to the rear of the house with a paved pathway leading to a decked area at the end of the garden.

Good sized lawn area. Wooden garden shed. Gated side pedestrian access to the the driveway parking and front garden.



### **Front Garden**

Open aspect.

Flower bed with various shrubs.

### **Driveway Parking**

A Tarmac driveway beside the house provides off-road parking for two cars.

### **Other Parking Arrangements**

Each house is provided with two permits for visitors to display in their vehicles.

### **Estate Charges**

The current estate charge is £175 per annum.

### **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.

## **FINANCIAL SERVICES**

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

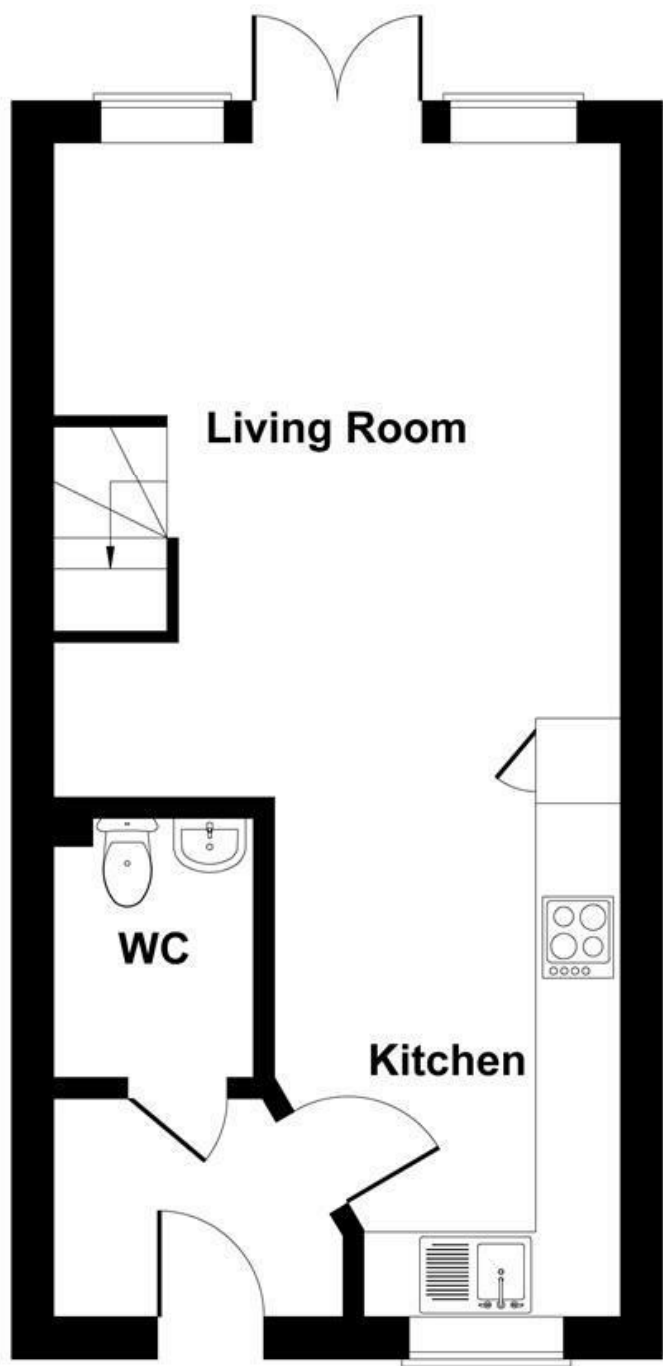
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

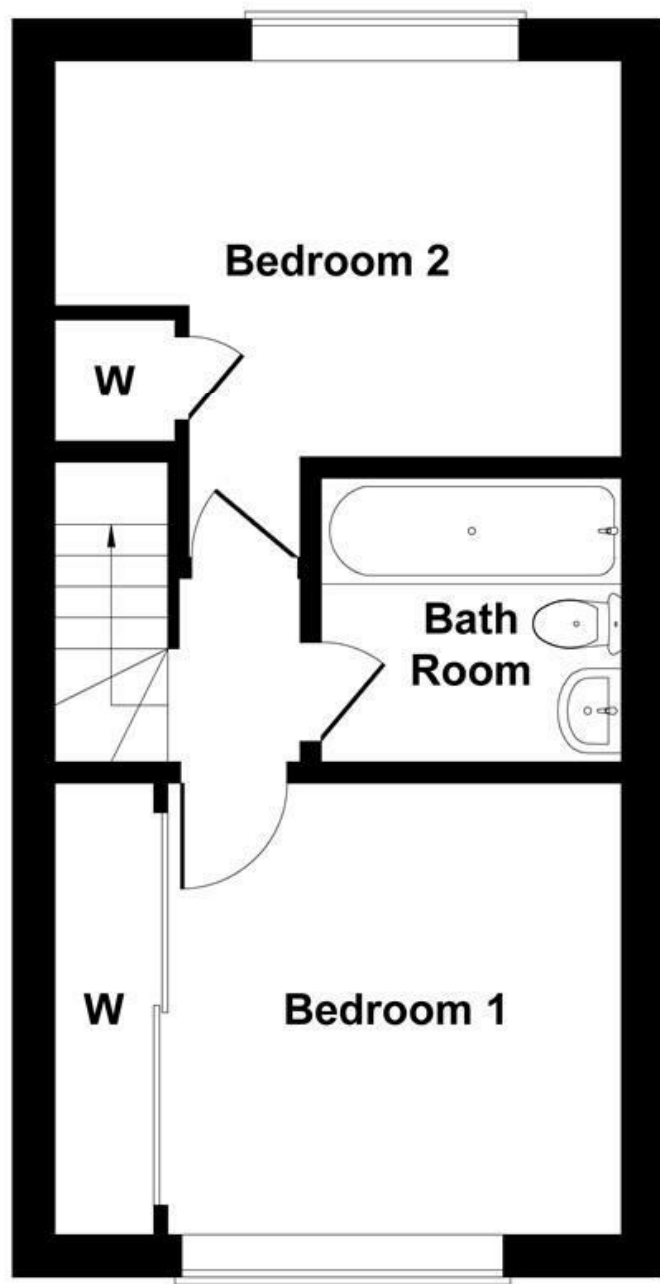
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## **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 2026  
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