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*Established 1986*

*Independent Estate Agents and Valuers*



**6, Kingsbridge Road, Bishop's Stortford, Hertfordshire, CM23 2AE**

**Guide price £425,000**

Set in a peaceful and central location, this well-presented two double bedroom detached bungalow offers an excellent opportunity for a wide range of buyers and is offered to the market with no onward chain. Conveniently positioned within walking distance of the town centre and mainline train station, the property combines quiet surroundings with easy access to local amenities and transport links.

The accommodation features two reception rooms, a spacious kitchen/breakfast room, conservatory, ground floor double bedroom alongside a bathroom and a further double bedroom with WC located on the first floor. Additional benefits include gas central heating, double glazed windows, and exciting potential for extension (subject to the necessary consents), allowing buyers to tailor the home to their needs.

Externally, the property boasts a private rear garden with gated side access, complete with a greenhouse and shed, perfect for keen gardeners or those seeking outdoor space. To the front, there is driveway parking for two cars as well as a single garage, adding further practicality to this appealing home.

This is a rare opportunity to acquire a detached bungalow in a quiet yet central setting, with scope to enhance and add value.

The Council Tax Band is E / The EPC Rating is TBC

## Entrance Hall

### Sitting Room

12'11" (into bay) x 10'11" (3.95m (into bay) x 3.35m)  
With bay window and gas fire.



### Dining Room

10'8" max x 9'11" (3.26m max x 3.03m)  
Stairs to the first floor, double doors to bright double glazed conservatory.



### **Conservatory**

13'6" x 9'9" (4.13m x 2.98m)

With views of the garden and double doors leading onto decking.



### **Kitchen/Breakfast Room**

17'3" max x 10'10" max (5.27m max x 3.31m max)

Fitted wall and base units and;

- Double oven
- Four ring gas hob
- Fridge
- Space for dishwasher and washing machine



**Bedroom 1**

10'11" x 10'11" (into bay) (3.35m x 3.33m (into bay))  
Double bedroom with fitted wardrobes including cupboard housing Worcester gas fired boiler and hot water cylinder. The boiler was last serviced in August 2025.



**Bathroom**

Fully tiled with jacuzzi bath, basin and WC.



**Bedroom 2**

12'3" x 10'10" max (3.75m x 3.32m max)  
Double bedroom with built in storage and WC with basin.



**Front**

Driveway parking for two cars. Gated side access leading through to;



**Rear Garden**

Private and established garden with shed, greenhouse and decked seating area.



**Single Garage**

With up and over door to the front and side door.

**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.

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**Approximate Gross Internal Area 996 sq ft - 92 sq m  
(Excluding Garage)**

Ground Floor Area 812 sq ft – 75 sq m

Loft Area 184 sq ft – 17 sq m

Garage Area 163 sq ft – 15 sq m

