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Established 1986

Independent Estate Agents and Valuers



25, Oaklands Park, Bishop's Stortford, Hertfordshire, CM23 2BY

Offers over £650,000

A rare opportunity to acquire this three-bedroom detached property, offered to the market with no onward chain. This property has excellent scope for modernisation or redevelopment (subject to the necessary consents). Occupying a generous 0.20 acre plot in a highly sought-after location, the property boasts a substantial 70ft x 70ft south-facing rear garden, along with expansive front and side gardens, offering significant potential for extension or reconfiguration.

Ideally positioned within walking distance of the train station, the home is perfectly suited for commuters and families alike. Additional benefits include two single garages and gas central heating. This is a fantastic opportunity to create a bespoke home in a desirable setting.

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

Entrance Hall

With stairs to first floor and storage cupboard housing consumer unit and gas/electric meters.



Large L-Shaped Sitting/Dining Room



Sitting Area

17'10" x 11'10" (5.45m x 3.61m)

Triple aspect reception room with fireplace.



Dining Area

11'8" x 6'1" (3.56m x 1.86m)

Bay window to the rear and fitted cupboards.



Fitted Kitchen

14'9" x 9'10" (4.52m x 3.00m)

Fitted with wall and base units and granite work tops. Pantry cupboard and space for;

- Cooker with fitted extractor
- Tall fridge/freezer

There is a wall mounted gas fired boiler.



Ground Floor Cloakroom

With WC and basin.

First Floor Landing

Loft access and doors to all rooms.



Bedroom 1

18'0" x 11'11" (5.50m x 3.64m)

Impressive main bedroom with built in wardrobes.



Bedroom 2

10'4" x 10'1" (3.15m x 3.09m)

Double bedroom with built in wardrobes.



Bedroom 3

10'4" max x 7'7" (3.15m max x 2.32m)

With built in wardrobes.



Bathroom

6'10" x 6'2" (2.09m x 1.89m)

With bath, basin, WC and airing cupboard with hot water cylinder.



Front

Large front gardens and driveway leading to single garage. Gated side access along both sides of the property leading to the rear garden.



Side Garden

Large side garden ideal for extending the property.

Rear Garden

South facing rear garden measuring approximately 70ft square.



Single Garages

There are two single garages. The garage situated to the side of the property has a lockable shed behind and a covered store area. The garage at the base of the garden has a hardstanding to the front with gates opening onto the road.

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.

**Approximate Gross Internal Area 1105 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 560 sq ft – 52 sq m
First Floor Area 545 sq ft – 51 sq m
Garage Area 330 sq ft – 31 sq m

