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*Established 1986*

*Independent Estate Agents and Valuers*



**19, Linkside Road, Bishop's Stortford, Hertfordshire, CM23 5LP**

**Guide price £575,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN - An exceptionally spacious and thoughtfully extended semi-detached family home, offering four generous double bedrooms and versatile living accommodation throughout.

The property has been enhanced by a series of extensions, creating expansive and flexible living space. The accommodation benefits from gas central heating and triple glazing to the front (double glazing to the remainder) and comprises: an entrance porch and welcoming hallway, a comfortable sitting room with an attractive fireplace, separate family room, bright dining room, well-appointed kitchen/breakfast room, ground floor cloakroom, office/utility and a further utility room.

Upstairs, the principal bedroom enjoys an en-suite shower room, complemented by three further well-proportioned double bedrooms and a family bathroom. A large single garage provides additional storage or parking.

The property occupies a generous plot, featuring a 45ft frontage with driveway parking for two vehicles. The rear garden measures approximately 75ft x 60ft and backs onto allotments. There is an adjacent side garden with a private courtyard and connection to the house and garage.

Ideally situated, the property offers convenient access to the mainline railway station and Junction 8 of the M11. It is within walking distance of highly regarded local schools, a sports centre, the community hospital and the town centre, which provides an excellent range of shops, restaurants, bars and leisure facilities.

EPC Band D. Council Tax Band E.

**Entrance Porch**

**Entrance Hall**

**Sitting Room**

14'4" x 12'6" (4.39 x 3.82)



**Family Room**

10'4" x 9'8" (3.15 x 2.95)



**Dining Room**

10'11" x 9'6" (3.342 x 2.920)



## Office/Utility



## Kitchen/Breakfast Room

19'7" x 9'10" max (5.99 x 3.02 max)

Fitted with a range of wall and base units and;

- Integrated double oven
- Inset electric hob with extractor over
- Space for fridge/freezer



## Ground Floor Cloakroom

With basin and WC.

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### Utility Room

Doors to the garage and garden.

### First Floor Landing

Hatch and retractable ladder to large loft space which is great for storage or conversion to additional accommodation. Airing cupboard housing hot water cylinder.

### Bedroom 1

14'4" x 9'11" max (4.38 x 3.03 max)

Double bedroom with door to en-suite shower room;



### En-Suite Shower Room

7'0" x 5'7" (2.141 x 1.716)

Fitted with a modern white suite and complementary fully tiled walls, vanity unit with basin, shower cubicle and WC.



### View from Bedroom 1 & 3

Views from bedrooms one and three are over the rear garden and allotments.



**Bedroom 2**

11'10" plus bay x 11'7" (3.63 plus bay x 3.54)

Double bedroom with fitted wardrobes.



**Bedroom 3**

10'10" x 10'4" (3.31 x 3.15)

Double bedroom with fitted wardrobes and dressing table.



**Bedroom 4**

17'11" x 7'10" (5.47 x 2.41)

A large room fitting a double bed or two single beds.



### **Family Bathroom**

7'7" x 5'6" (2.33 x 1.69)

Fully tiled bathroom with bath and glazed shower screen. Pedestal wash basin, Low level WC, Chrome heated towel rail.

### **Rear Garden**

Large garden which measures approximately 75' x 60'. This garden is not overlooked and backs onto allotments with established trees and flower and shrub borders. Access to the side garden which is a private courtyard with connection to the house and garage.



### **Side Garden**

A private courtyard which is enclosed by ornate blockwork walls. Outside tap. Door to the house.

### **Front Garden**

Approximately 40ft in length.

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### **Large Single Garage**

19'7" x 10'2" (5.988 x 3.11)

Up and over door with light and power connected. Door to the house.

### **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)

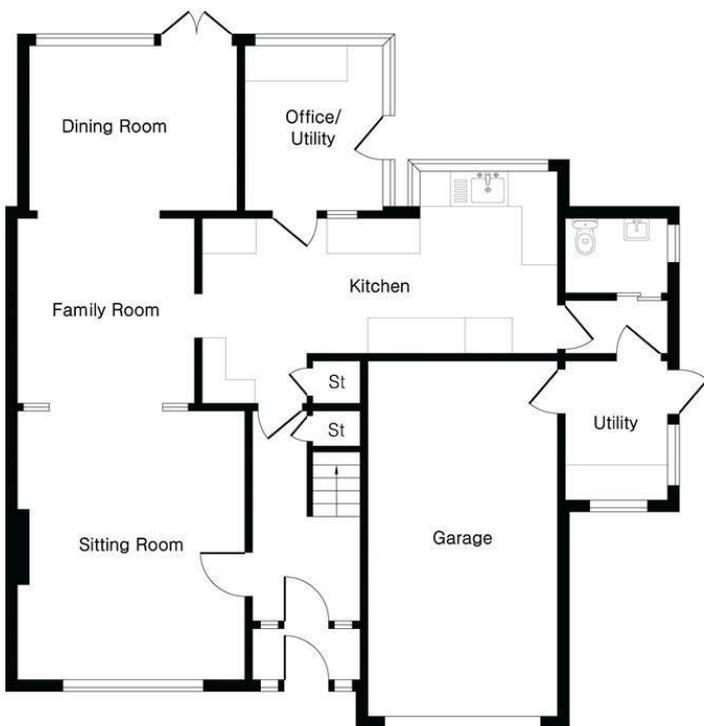
Find the property you are interested in and then select premium brochure.

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.

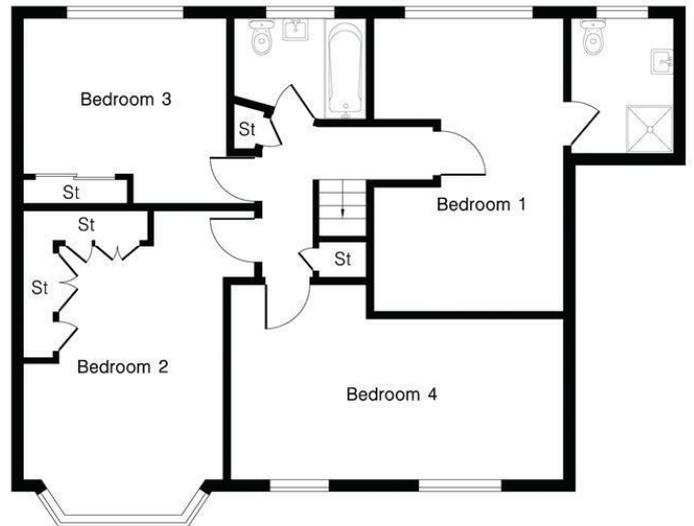
**Approximate Gross Internal Area 1931 sq ft - 179 sq m  
(Including Garage)**

Ground Floor Area 1098 sq ft – 102 sq m

First Floor Area 833 sq ft – 77 sq m



Ground Floor



First Floor