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Established 1986

Independent Estate Agents and Valuers



31, Collins Cross, Bishop's Stortford, Hertfordshire, CM23 2DD

Offers over £375,000

This well-presented three-bedroom family home is offered to the market chain free and enjoys a peaceful position within a quiet cul-de-sac. Ideally located just a 20-minute walk from the train station and within close proximity to highly regarded schools, the property is perfectly suited for family living.

The accommodation includes a spacious sitting/dining room featuring a gas fire, a fitted kitchen, three bedrooms and a first floor bathroom. Practical benefits include a modern gas-fired boiler (approximately five years old) and a part-boarded loft with ladder access. Externally, the home boasts driveway parking for two vehicles, a large rear garden and excellent potential to convert the garage and extend the driveway.

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

Entrance Hall

With storage cupboard.



Fitted Kitchen

11'2" x 6'10" (3.42m x 2.10m)

Fitted with wall and base units and;

- Space for fridge/freezer, dishwasher and washing machine
- Integrated electric oven with four ring gas hob and extractor over



Large Sitting/Dining Room

14'8" x 13'5" (4.48m x 4.09m)

Fireplace with gas fire, sliding doors to the rear garden.



First Floor Landing

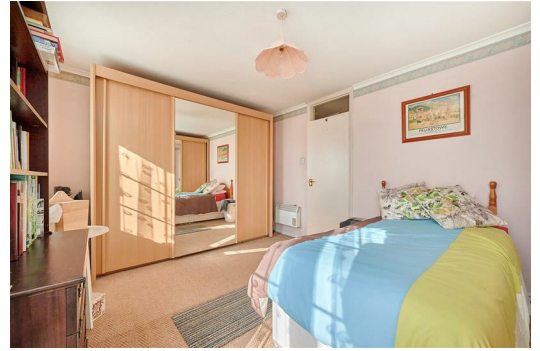
Doors to all rooms and access to the loft. Cupboard housing modern gas fired combi boiler.



Bedroom 1

14'7" x 10'9" (4.47m x 3.29m)

Double bedroom with doors opening onto the balcony.



Bedroom 2

13'5" x 7'7" (4.10m x 2.32m)

Double bedroom.



Bedroom 3

8'10" x 6'9" (2.70m x 2.08m)



Bathroom

Bath, basin and heated towel rail.



Separate WC

Front

Driveway parking for two cars leading to the single integral garage. There is a spacious area of lawn alongside the driveway which could be utilised for additional parking if required.

Rear Garden

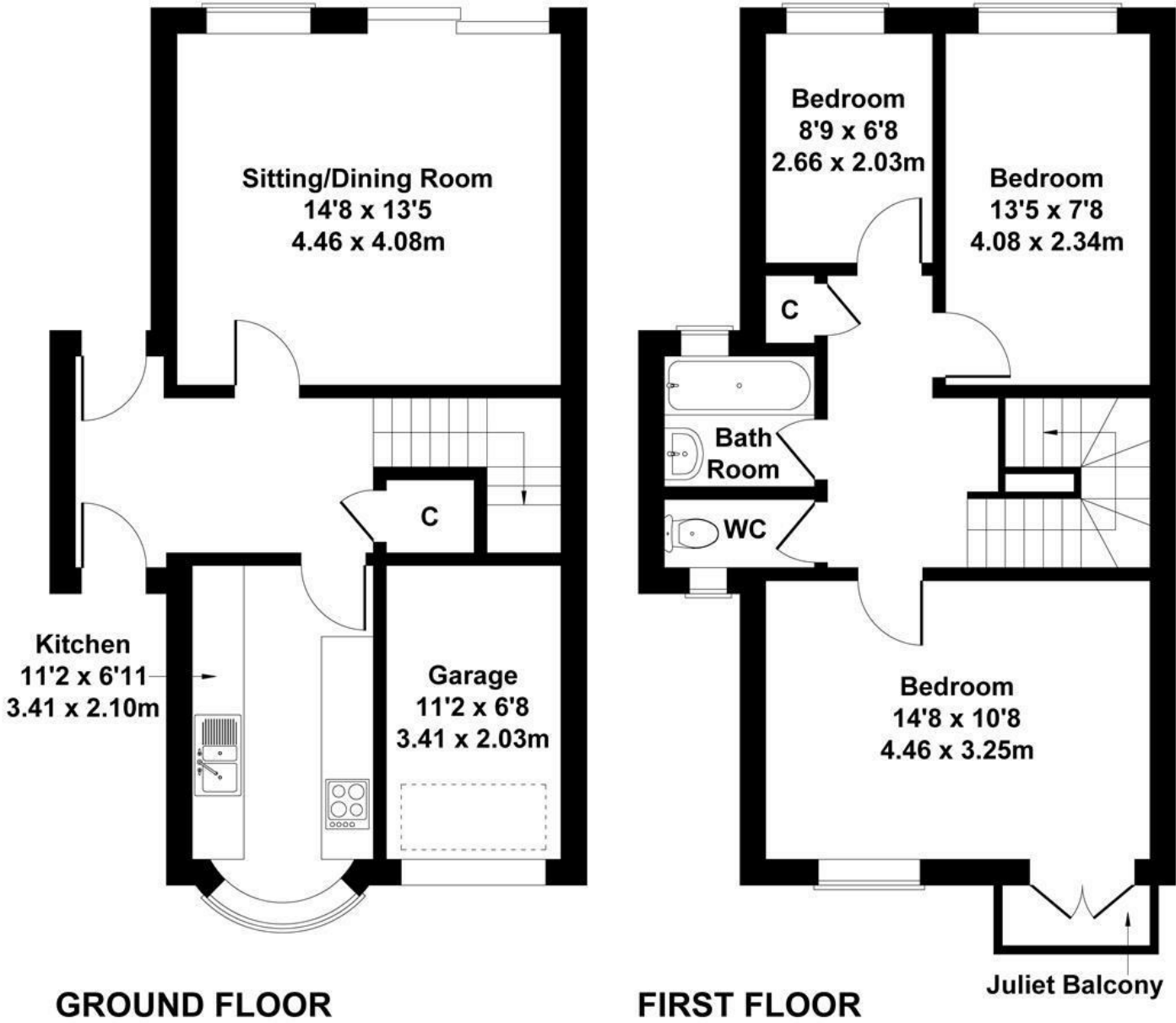
Large rear garden with two terraced areas, large area of lawn and shed.



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
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2026
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