

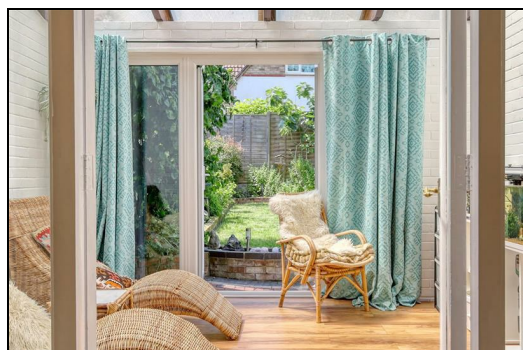
3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

(01279) 505055  
sales@lednor.co.uk  
www.lednor.co.uk

*Established 1986*

*Independent Estate Agents and Valuers*



## 9, The Beadles, Little Hallingbury, Hertfordshire, CM22 7XA

### Price guide £625,000

SUBSTANTIAL FIVE DOUBLE BEDROOM HOME CLOSE TO TRANSPORT LINKS, EXCELLENT SCHOOLING AND RECREATIONAL FACILITIES.

A large detached family home which has been improved greatly by the current owners. The accommodation on the ground floor consists of three reception rooms, spacious kitchen/dining room, conservatory and WC. On the first floor there are five double bedrooms, an en-suite shower room and family bathroom.

To the front there is a large newly laid block paved driveway which leads onto an integral single garage. To the rear there is a West facing garden with newly laid patio which enjoys the afternoon sun.

The location is excellent with transport links and a variety of recreational facilities close by;

- M11 Junction 8 (4 miles)
- Train Station at Bishop's Stortford (2.5 miles)
- Stansted Airport (7 miles)
- Hatfield Forest (6 miles)

There is a pre-school, infant and junior school within a short walk. There are bus services to the secondary schools in Bishop's Stortford or Sawbridgeworth. The property is located within a short drive of Bishop's Stortford, Sawbridgeworth and Harlow.

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

### Entrance Hall

With stairs to first floor, doors to living areas, radiator and WC.



### Ground Floor WC

With double glazed window to the side, WC, basin and radiator.

### Kitchen/Dining Room

16'5" max x 11'7" max (5.02m max x 3.55m max)

Newly refurbished and spacious kitchen/dining room with fitted wall and base units plus full height cupboards, and;

- Integrated double oven and electric hob with extractor over
- Space for large fridge/freezer
- Space for dishwasher
- Double glazed windows to the side and rear
- Radiator in the dining area



### Inner Hall

With doors to the garden and utility room.

---

### Utility Room/Versatile Reception Room

13'11" x 11'5" (4.25m x 3.48m)

Currently used as a utility room and second sitting room, this excellent additional reception room could be utilised as an office or even a self contained living space with the conversion of the garage. There is space and plumbing for a washing machine and tumble dryer. There is a wall mounted gas fired Vaillant boiler which was installed in 2024.



### Living Room

19'11" x 11'6" max (6.09m x 3.53m max)

Large sitting room with double glazed window to the front and double doors to the rear, two radiators.



### Conservatory/Sun Room

11'5" x 8'1" (3.48m x 2.48m)

Newly fitted french doors to sun room providing access to the rear garden. Radiator.

### **Family Room**

11'6" x 8'9" (3.53m x 2.69m)

Beautifully presented and spacious reception room with double glazed window to the front and radiator. Ideal home office or a room for children to play.



### **First Floor Landing**

Doors to all rooms and loft access. The loft is mostly boarded, insulated and has a fitted ladder and light.

### **Bedroom 1**

19'10" max x 11'1" max (6.05m max x 3.38m max)

Impressive principle bedroom suite with dual aspect double glazed windows, space for wardrobes, and radiator. Door to;



### **En-Suite Shower Room**

Newly refurbished with new ladder style towel radiator, WC, basin and enclosed shower with wall mounted Aqualisa shower.



**Bedroom 2**

11'11" x 11'2" (3.65m x 3.41m)

Large double bedroom with fitted wardrobes and double glazed windows to the front. Radiator.



**Bedroom 3**

12'1" x 9'5" (3.69m x 2.88m)

Large double bedroom, double glazed windows to the front. Radiator.



**Bedroom 4**

11'10" x 9'5" (3.61m x 2.89m)

Double bedroom with double glazed window to the front, radiator.



### Bedroom 5

13'3" max (+ alcove) x 9'10" max (4.05m max (+ alcove) x 3.00m max)

Double bedroom with double glazed windows to the rear, radiator and airing cupboard housing new immersion tank providing back up for hot water.



### Bathroom

6'10" x 6'6" (2.09m x 1.99m)

Double glazed window to the rear, bath, WC, basin with vanity unit and heated towel rail.



### Front

Newly laid block paved driveway providing parking for numerous vehicles and leading to an integral single garage.



### Garage

17'8" x 11'4" (5.41m x 3.46m)

With up and over door opening to the internal garage space. A large space with door opening through to the property - there is the possibility of converting the garage and with the utility behind, a self contained living space could be created should the need arise.

## **Rear Garden**

The West facing rear garden is nice and sunny and it features;

- A large newly laid patio with plenty of space for entertaining
- Second patio area with Zen shed which has power and light - a peaceful place to sit and relax with views across the garden
- Neat area of lawn with mature flower and shrub borders



## **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**

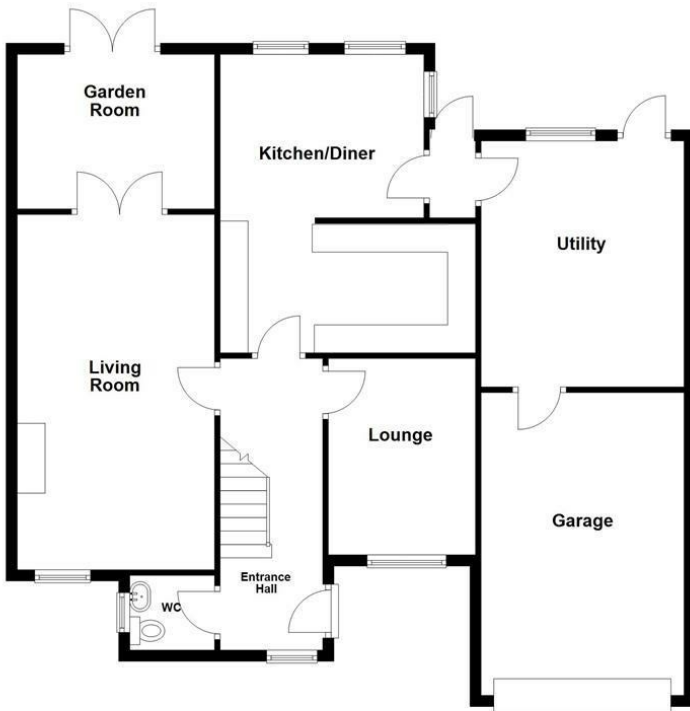
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

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.

---

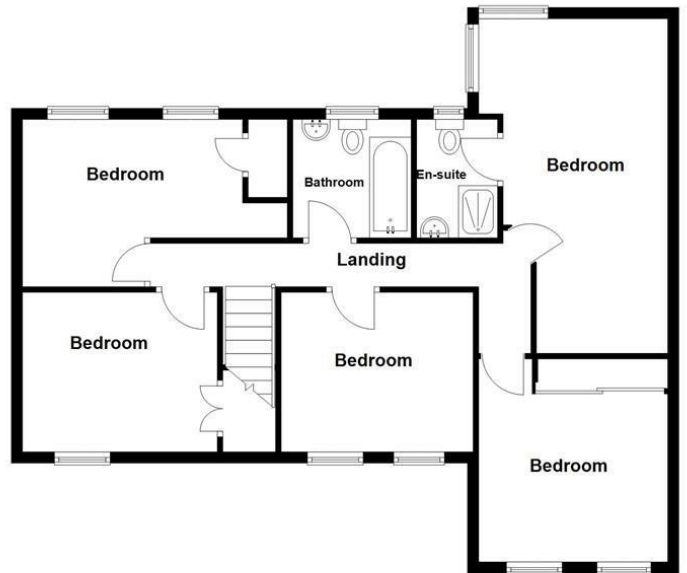
### Ground Floor

Approx. 115.7 sq. metres (1245.5 sq. feet)



### First Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



Total area: approx. 198.2 sq. metres (2133.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp.

**The Beadles**