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Herts CM23 2JU

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*Independent Estate Agents and Valuers*



## **34, The Hedgerows, Bishop's Stortford, Herts, CM23 5FD**

### **Guide price £550,000**

Situated within an established and highly sought-after cul-de-sac, this attractive home enjoys a peaceful setting while remaining conveniently located just a short 10-minute walk from the train station. Offering well-balanced and versatile accommodation throughout, the property presents excellent potential for extension (subject to the usual consents), making it an ideal opportunity for growing families or those looking to further enhance the home.

The ground floor features a fitted kitchen with integrated appliances, a spacious main reception room, two additional reception rooms and a bright double-glazed conservatory with underfloor heating, creating flexible living and entertaining spaces. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property offers three generously proportioned bedrooms served by two bath/shower rooms. Externally, the rear garden enjoys a pleasant outlook backing directly onto playing fields, providing a sense of privacy and open aspect.

Further benefits include a single garage with electric roller door and useful loft storage, gas-fired central heating and double-glazed windows throughout.

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

## Entrance Hall



## Ground Floor Cloakroom

With WC and basin with vanity unit.

## Sitting Room

13'8" max x 13'8" max (4.19m max x 4.19m max)

Spacious and bright reception room with under stairs storage cupboard. Bespoke fitted shutters to the windows at the front.



## Dining Room

9'1" x 8'7" (2.79m x 2.64m)

Archway through to the kitchen and double doors through to;



**Conservatory**

12'3" max x 8'1" (3.74m max x 2.47m)

Double glazed conservatory with electric underfloor heating and double doors to the garden.



**Fitted Kitchen**

9'2" x 7'11" (2.80m x 2.43m)

With wall and base units and appliances including;

- Fridge/Freezer
- Electric oven with electric hob and extractor over
- Washing machine
- Dishwasher



**First Floor Landing**

Doors to all rooms, access to the loft and airing cupboard with hot water cylinder.



**Bedroom 1**

11'3" max x 10'5" (3.43m max x 3.18m)

Double bedroom with space for wardrobes.



**En-Suite Shower Room**

Shower, basin with vanity unit and WC.



**Bedroom 2**

10'4" max x 9'1" max (3.17m max x 2.78m max)

Double bedroom.



**Bedroom 3**

9'4" max x 6'11" max (2.85m max x 2.12m max)  
With fitted wardrobes.



**Family Bathroom**

6'5" x 5'7" max (1.98m x 1.71m max)  
With bath, basin and WC.



**Single Garage & Driveway Parking**

16'6" x 8'5" (5.05m x 2.57m)

Single garage with power, light, loft storage, electric roller door to the front and single door to the rear with access to the garden. There is driveway parking to the front for one car.

### **Rear Garden**

The rear garden has a spacious patio and lawned area. There are playing fields beyond with the garden enjoying a good degree of privacy.



### **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.

### **Disclaimer**

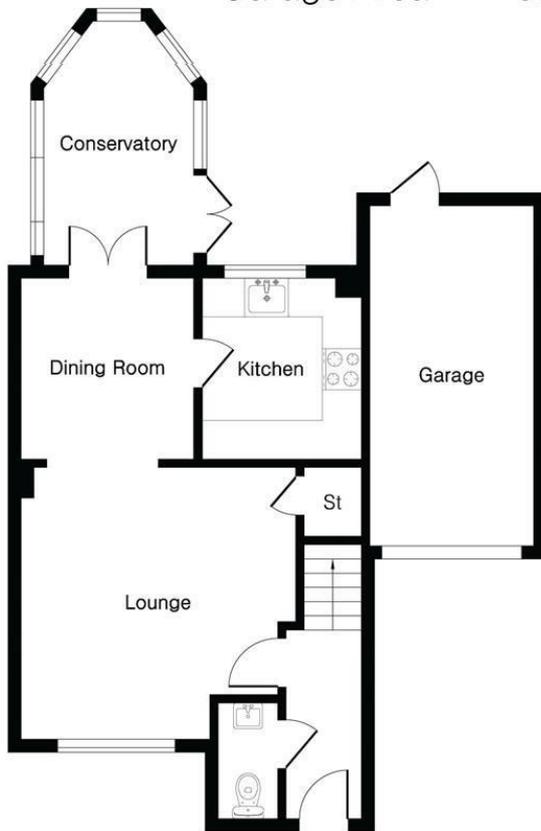
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 949 sq ft - 88 sq m  
(Excluding Garage)**

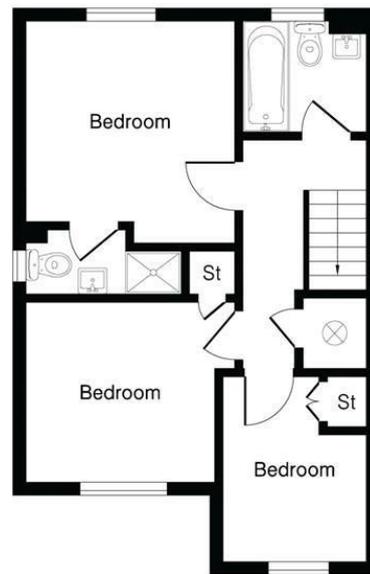
Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 430 sq ft – 40 sq m

Garage Area 142 sq ft – 13 sq m



Ground Floor



First Floor