

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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& COMPANY**

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Independent Estate Agents and Valuers



12, Cavell Court, Bishop's Stortford, Herts, CM23 5PR

Guide price £799,995

A massive SIX bedroom detached which is located at the end of a residential cul-de-sac on a larger than average plot with a very private rear garden which also extends to both sides of the house.
The property does require updating and redecoration.

An incoming purchaser could create a fabulous family house as it is within a short walk of Herts & Essex High School, Hockerill Anglo-European College, Thorn Grove Primary and the mainline railway station on the Cambridge to Liverpool St. line.

All the rooms are of generous proportions and the accommodation comprises: Entrance hall, downstairs cloakroom/shower room, living room, dining room, study, kitchen/breakfast room and utility room on the ground floor. On the first floor there is a family bathroom and four double bedrooms, two of which have en-suites. On the second floor there is a shower room and two enormous bedrooms which extend to some 8 metres (27 feet).

The house is located at the end of a residential cul-de-sac and has a double-width Tarmac driveway with parking for up to four cars as well as a detached double garage. The rear garden is very private as it sides on to Herts & Essex Sports Centre and is enclosed by established trees and shrubs. In addition to this area of garden, there are areas to both sides of the house which are ideal places for storage buildings and a children's play area.

The town centre is also within easy walking distance and offers an excellent selection of restaurants, bars, cafes and shops. This property is also located within a short drive of the M11 motorway and the by-pass with roads leading to the east and the west.

EPC Band C. Council Tax Band G.

Front Door To:

Entrance Hall

Stairs to the first floor. Understairs cupboard. Doors to living room, dining room, study, kitchen and:

Ground floor Cloakroom/Shower Room

8'2" x 3'1" (2.510 x 0.942)

Wash basin. Shower Cubicle. Low level WC.



Living Room

20'9" into bay x 12'11" (6.346 into bay x 3.940)

Bay with doors and windows to the rear aspect. TV point. Radiator.



Dining Room

14'9" into bay x 12'11" (4.520 into bay x 3.952)

Bay fronted double glazed window to the front aspect. Radiator.



Study

12'10" x 9'7" (3.919 x 2.934)

Double glazed window to the front aspect. Radiator.



Kitchen/Breakfast Room

15'5" x 13'0" (4.702 x 3.966)

Currently divided into two areas as described below but is perfect for conversion into one larger kitchen.

Breakfast Area

13'0" x 6'8" (3.966 x 2.054)

Radiator. Arch to:



Kitchen Area

12'9" x 8'8" (3.905 x 2.648)

Stainless steel sink unit with cupboard below. Extensive range of adjacent fitted cupboards and drawers. Double glazed window to the rear aspect. Door to:



Utility Room

7'3" x 5'10" (2.222 x 1.796)

Sink unit. Space for washing machine etc. Double glazed window and door to the rear aspect.



First Floor Landing

Stairs to the second floor.

Family Bathroom

7'2" x 5'11" (2.198 x 1.824)

Three piece white suite. Radiator. Double glazed window to the front aspect.



Bedroom One

16'0" x 12'11" (4.894 x 3.957)

Radiator. Double glazed window to the rear. Door to:



En-Suite Bathroom

7'2" x 5'11" (2.191 x 1.816)

Three piece white suite. Double glazed window to the rear aspect.



Bedroom Two

13'0" x 10'5" plus door recess (3.967 x 3.190 plus door recess)

Radiator. Double glazed window to the rear. Door to:



En-Suite Shower Room

6'3" x 4'11" (1.921 x 1.521)

Three piece white suite. Double glazed window to the rear aspect.



Bedroom Three

12'11" x 12'6" (3.950 x 3.830)

Radiator. Double glazed window to the front.



Bedroom Four

12'11" x 12'11" (3.957 x 3.949)

Radiator. Double glazed window to the front.



Second Floor landing

Hatch to loft space.

Shower Room

7'1" x 5'7" (2.176 x 1.704)

Fitted with a three piece white suite. Radiator.



Bedroom Five

27'0" into bay x 13'0" (8.232 into bay x 3.963)

An enormous bedroom which is ideal for teenagers as it has plenty of room for bedroom and living room furniture as well as a desk and a gaming area. Double glazed window to the front plus Velux double glazed skylight window to the rear aspect.



Bedroom Six

26'11" into bay x 13'0" (8.205 into bay x 3.963)

Another enormous bedroom which is ideal for teenagers as it has plenty of room for bedroom and living room furniture as well as a desk and a gaming area. Double glazed window to the front plus Velux double glazed skylight window to the rear aspect.



Outside

There are gardens to the front, rear and both sides as described below.

Left Hand Side Garden

Paved path. Access to the garage. Lawn area.

Right Hand Side Garden

Laid to lawn.



Rear Garden

Paved patio area to the rear of the living room. Large lawn area. Mature trees and shrubs to the borders.



Front Garden

Lawn area. Hedges. Double-width Tarmac driveway leads to:

Double Detached Garage

17'7" x 17'0" (5.370 x 5.201)

Two garage doors. Light and power connected. Door to the garden.



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
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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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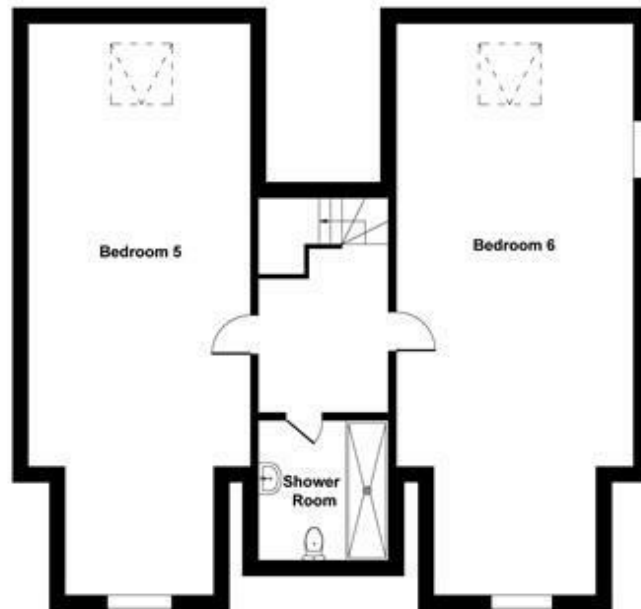
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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