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*Established 1986*

*Independent Estate Agents and Valuers*



**100, Honeybourne, Bishop's Stortford, Herts, CM23 4EF**

**Guide price £520,000**

This spacious four-bedroom family home enjoys a quiet end of cul-de-sac position with attractive views over adjoining parkland. Ideally located just a short five-minute walk from the local neighbourhood centre and within easy walking distance of the train station and town centre, the property combines convenience with a peaceful setting.

The accommodation is well balanced and filled with natural light, comprising a ground floor cloakroom, two generous reception rooms and a kitchen/breakfast room, whilst the first floor offers four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a single garage with driveway parking for two vehicles, together with a large rear garden and wide side access providing excellent storage potential. Further features include gas fired central heating and double glazed windows throughout.

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

**Entrance Hall**

**Ground Floor Cloakroom**

WC & Basin.

**Sitting Room**

16'7" max x 14'0" max (5.05m max x 4.27m max)



**Dining Room**

14'0" x 7'8" (4.27m x 2.36m)



**Kitchen/Breakfast Room**

14'0" x 9'10" (4.27m x 3.02m)

Fitted kitchen with wall and base units, including;

- Integrated double electric oven and dishwasher
- Space for tall fridge/freezer and washing machine



**First Floor Landing**

Doors to all rooms, access to the loft and airing cupboard.

**Bedroom 1**

14'0" x 7'8" (4.28m x 2.35m)

Double bedroom.



**Bedroom 2**

11'0" x 7'7" (3.36m x 2.33m)

Double bedroom.



**Bedroom 3**

10'2" x 7'2" (3.12m x 2.20m)

Double bedroom.



**Bedroom 4/Study**

8'7" x 6'6" (2.64m x 1.99m)



**Bathroom**

Bath with shower over, basin with vanity unit, WC and heated towel rail.



### Rear Garden

Spacious rear garden mostly laid to lawn with a patio and rear door providing access to the garage. There is a wide side passage which provides excellent storage space and access to the front of the property.



### Front

There is driveway with parking for one car leading onto the single garage. There is an additional parking space in front of the house.

### Single Garage

16'6" x 7'11" (5.05m x 2.42m)

Up and over door to the front, rear door to the garden and wall mounted gas fired combi boiler.

### View

The property occupies a wonderful position at the end of the cul-de-sac, siding onto parkland.



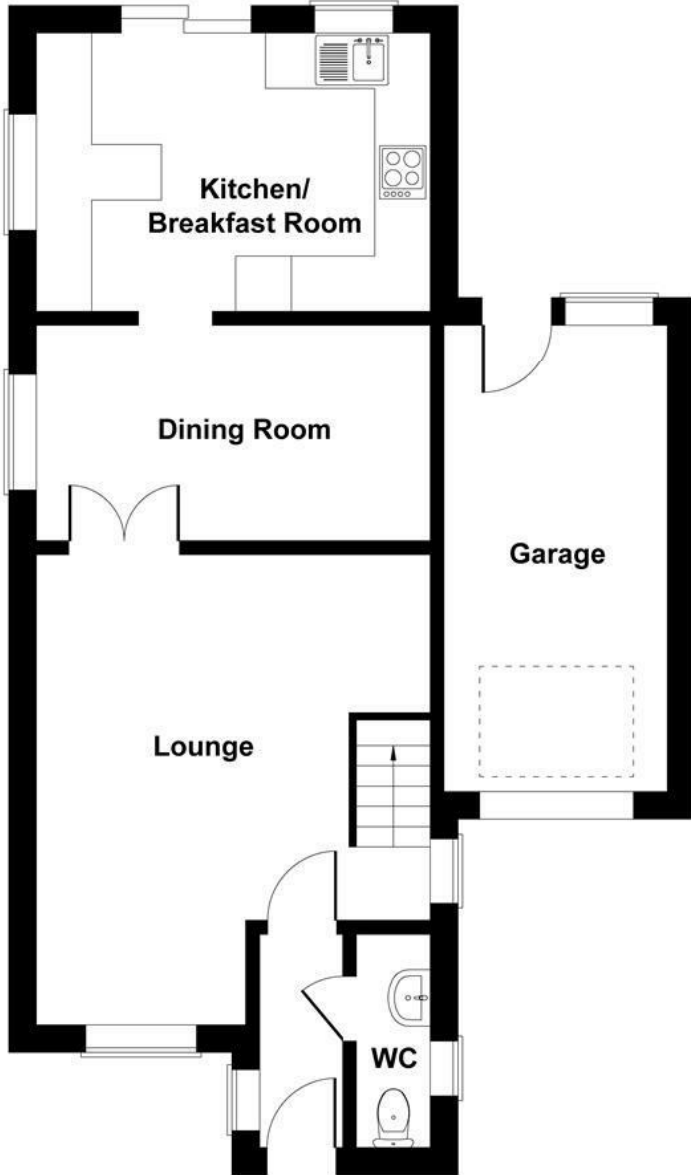
### Disclaimer

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

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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.

# 100 Honeybourne



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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