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Independent Estate Agents and Valuers



65, Marguerite Way, Bishop's Stortford, Hertfordshire, CM23 4NE

Guide price £850,000

SUBSTANTIAL FIVE DOUBLE BEDROOM FAMILY HOME WITH A SOUTH FACING REAR GARDEN AND DRIVEWAY PARKING FOR FIVE CARS.

Set in a peaceful cul-de-sac, this impressive five double bedroom detached home offers spacious and versatile living for the modern family. Ideally located within comfortable walking distance of excellent local schools, shops, the train station, and with convenient access to the A120/A10 and A120/M11, this property is perfect for commuters and families alike.

The home boasts five generously proportioned double bedrooms, all featuring built-in wardrobes, along with three versatile reception rooms and a large 16ft x 15ft studio—ideal for home working, hobbies, or a home gym. The south-facing rear garden provides a private, sunny retreat, while the front offers driveway parking for up to five vehicles.

With parks, playing fields, and the beautiful Southern Country Park nearby, this home offers space, convenience, and an enviable lifestyle.

The Council Tax band is G. The EPC Rating is C

Entrance Hall

Spacious hall stairs to the first floor, radiator and doors to all rooms.



Sitting Room

18'9" into bay x 11'10" max (5.72m into bay x 3.62m max)
Large reception room with feature bay window to the front, fireplace with gas fire, two radiators and double doors opening through to;



Dining Room

12'1" x 9'8" (3.69m x 2.95m)
Bright and spacious room accommodating a large dining table with sliding doors opening onto the rear garden. Radiator.



Family Room/Study

13'10" into bay x 7'8" max (4.24m into bay x 2.34m max)
Large bay window to the rear and radiator.



Fitted Kitchen

16'4" x 8'9" (5.00m x 2.67m)

With wall and base units, integrated double oven and five ring gas hob with extractor over. There is space for a fridge/freezer and dishwasher.



Utility Room

8'1" x 5'8" (2.47m x 1.73m)

Fitted wall and base units, cupboard housing wall mounted gas fired Vaillant boiler (serviced 10th June 2025), space for washing machine and tumble dryer, double glazed door to the side.



Ground Floor Cloakroom

With basin, radiator and WC.

Studio

16'3" x 15'8" (4.96m x 4.78m)

Converted integral double garage which is currently used as a studio but could be a fantastic work from home space, gym or easily converted back to a garage. There are two double glazed windows on either side and there is power and light.



First Floor Landing

Galleried landing with doors to all rooms, access to a part boarded loft space, storage cupboard and airing cupboard with large hot water cylinder.



Bedroom 1

14'1" max x 12'4" (to wardrobes) (4.31m max x 3.78m (to wardrobes))

Impressive principle bedroom with built in wardrobes, double glazed windows to the front and radiator.



En-Suite Shower Room

Modern fully tiled shower room, vanity unit with basin, WC, heated towel rail and double glazed window to the side.



Bedroom 2

15'3" max x 9'5" max (4.66m max x 2.88m max)

Large double bedroom with built in wardrobes, radiator and double glazed windows to the rear.



Bedroom 3

11'4" x 9'2" (to wardrobes) (3.46m x 2.81m (to wardrobes))

Double bedroom with built in wardrobes, double glazed windows to the rear and radiator.



Bedroom 4

13'3" max x 8'3" (4.06m max x 2.52m)

Double bedroom with built in wardrobes and double glazed window to the front.



Bedroom 5

10'8" x 9'0" (3.26m x 2.75m)

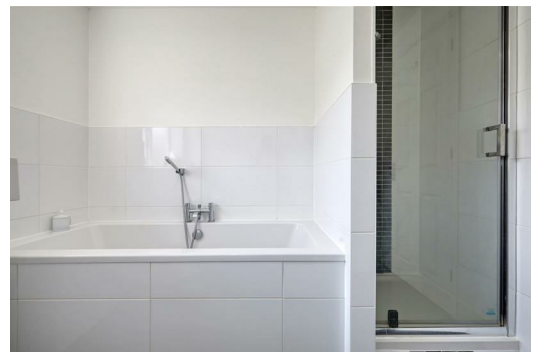
Double bedroom with built in wardrobes, double glazed windows to the front and radiator.



Family Bathroom

8'7" x 7'6" max (2.64m x 2.3m max)

Spacious bathroom with bath and separate fully tiled shower, heated towel rail, vanity unit with basin, WC and double glazed window to the rear.



Front

Block paved driveway providing off road parking for five cars. Gated side access leading through to;

Rear Garden

Part walled South facing rear garden which is nice and private. There is a large patio leading onto the lawn and garden shed.



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.

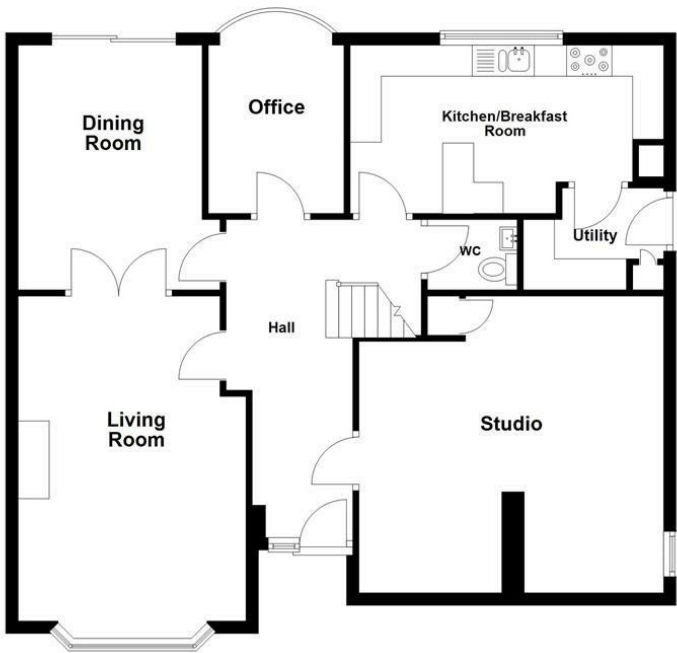
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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.

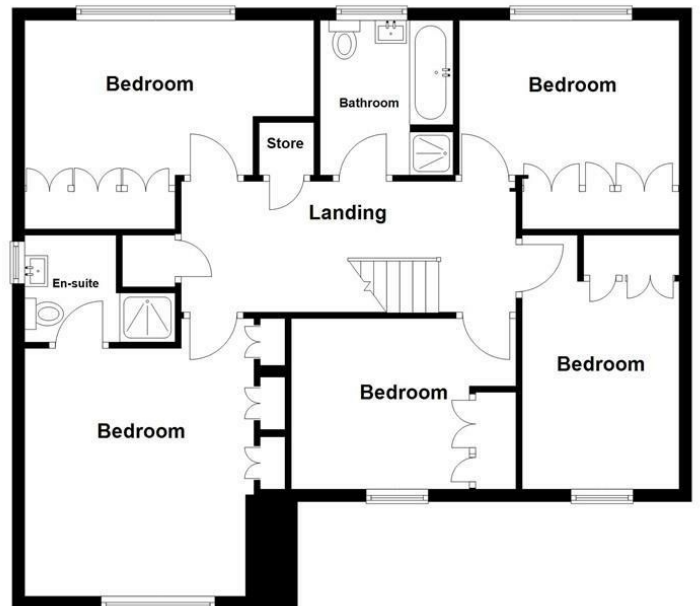
Ground Floor

Approx. 92.9 sq. metres (999.7 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



Total area: approx. 181.1 sq. metres (1949.5 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.

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Marguerite Way