



PESTELL & Co
ESTABLISHED 1991

1 Rhodes Avenue, Bishops Stortford, Herts.

GUIDE PRICE - £565,000

A wonderfully presented and extended four bedroom detached home in a popular location, within walking distance of the town and train station. The accommodation comprises of an entrance hallway, generous living room, kitchen/breakfast room, open into a dining/family room, study and ground floor cloakroom. Upstairs are the four bedrooms and a family bathroom. Externally is an attractive, low maintenance rear garden and private driveway to the front for three vehicles.

Part glazed front door, with opaque window to side, leading into:

Entrance Hallway - 17' 8" x 6' 10" (5.40m x 2.08m)

Tiled flooring, radiator and 2 ceiling light points. Carpeted staircase to first floor accommodation. Doors into:

Study - 10' 3" x 9' 10" (3.14m x 2.98m)

Wood effect laminate flooring, window to side, cupboard housing the 'Combi' boiler, radiator and ceiling light point.

Ground Floor w.c.

Tiled flooring, low level w.c., wash hand basin, opaque window to side, tiled walls, radiator, ceiling light point.

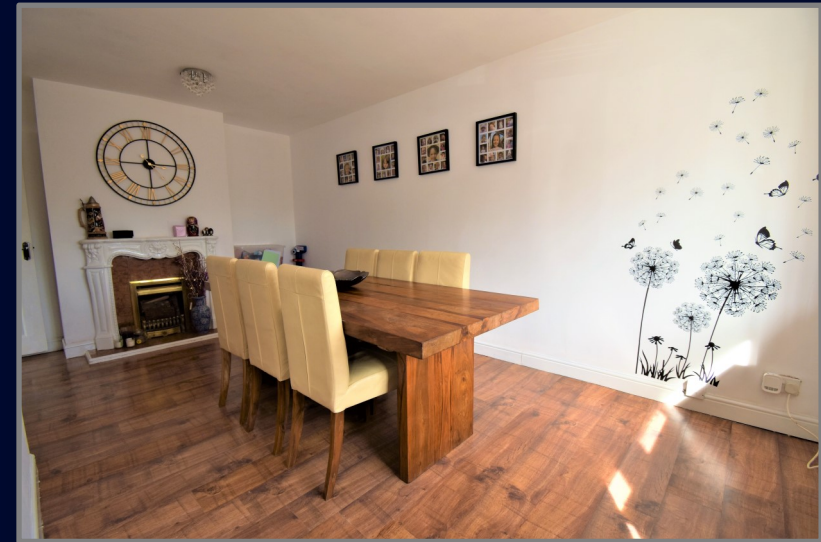


Living Room - 19' 5" x 11' 8" (5.91m x 3.56m)

Wood effect laminate flooring, bay window to front, feature fire-place, radiator and 2 ceiling light points.

Kitchen/Breakfast Room 20' 1" x 13' 0" (6.31m x 3.96m)

Tiled flooring, a range of eye and base units with complementary work surfaces, inset sink and drainer. Central island with work surface and units below, plus a breakfast bar. Space for range cooker with extractor hood over, space for the fridge/freezer, dishwasher, washing machine and dryer. Door to the side aspect, under lighting, splash back tiles and inset down lighters. Open into:



Dining Room 13' 1" x 12'1" (3.99m x 3.65m)

Wood effect laminate flooring, sliding doors to rear garden, 2 radiators and ceiling light point. Open into:

Family Room - 13 '6" x 12' 4" (4.12m x 3.17m)

Wood effect laminate flooring, radiator and ceiling light point.



Carpeted staircase leading to the first floor accommodation:

LANDING AREA:

Carpeted, loft access, ceiling light point and doors to all rooms:

BEDROOM 1 - 16' 1" x 14' 4" (4.36m x 4.92m)

Carpeted, window to front, wardrobe recesses, radiator and ceiling light point.

BEDROOM 2 - 17' 6" x 9' 1" (5.35m x 2.74m)

Carpeted, window to front, wardrobe recesses, radiator and ceiling light point.



BEDROOM 3 - 10' 1" x 8' 5" (3.26m x 2.58m)

Carpeted, window to rear, radiator and ceiling light point.

BEDROOM 4 - 10' 4" x 7' 0" (3.16m x 2.11m)

Carpeted, window to rear, radiator and ceiling light point.

FAMILY BATHROOM:

Fully tiled, 'P-shaped' panel bath with shower attachment and overhead shower, low level w.c., wash hand basin with cupboards under.

Opaque window to rear, heated towel rail and ceiling light point.



OUTSIDE:

To the rear is a low maintenance garden. Fully block paved with feature brick built BBQ and a storage shed. Panel fencing, outside lighting and tap. To one side of the house is gated access to the front.

Storeroom (front half of the garage) - 'Up & Over' door, light and power.

Private block paved driveway to the front for three vehicles.



FULL ADDRESS

1 Rhodes Avenue, Bishops Stortford, Herts, CM23 3JL

SERVICES

Gas fired central heating, mains electricity, water and drainage

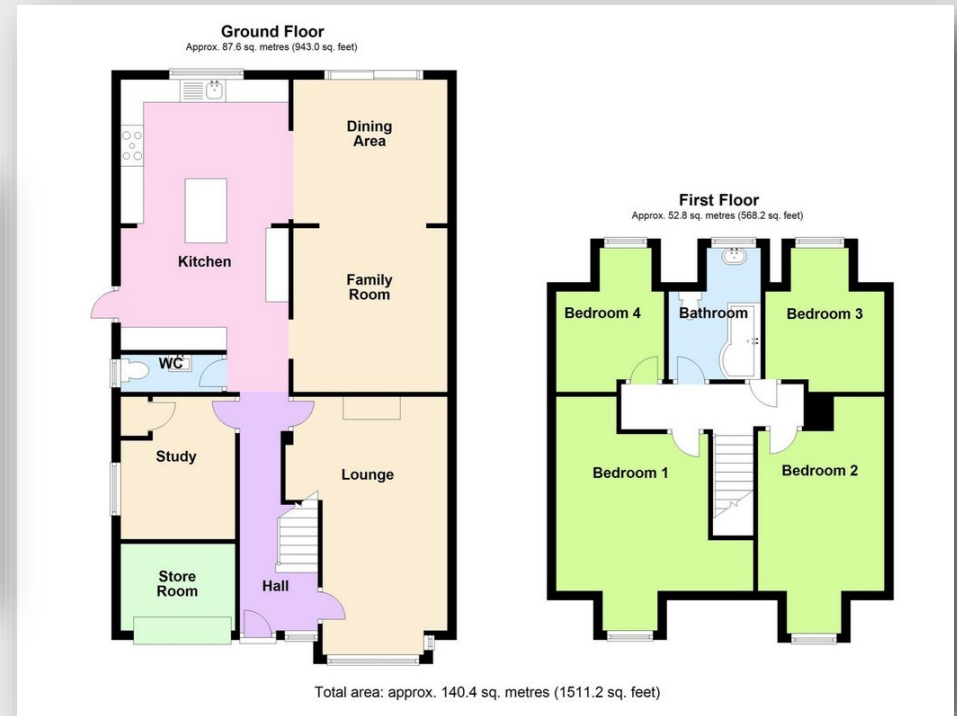
LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX

Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Instruction by

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

