



PESTELL & Co  
ESTABLISHED 1991



133a RYE STREET, BISHOPS STORTFORD, HERTS.

NO ONWARD CHAIN      O.I.E.O - £1,100,000

*A stunning 5 bedroom, detached home, recently finished to the highest of standards. Arranged over three floors the accommodation comprises of entrance hallway, living rooms, kitchen/dining room, utility room and downstairs cloakroom, under floor heating throughout the ground floor. On the first floor are three double bedrooms, including a principle bedroom suite with a luxury en-suite shower room and dressing room, as well as a family bathroom. On the top floor are two further bedrooms and a bathroom. Externally there is a landscaped garden, detached garage and off street parking for a number of vehicles. Located in a sought after area, within walking distance of the town and schooling.*

Part glazed front door with sidelight window leading into:

Under floor heating throughout the ground floor:

#### **ENTRANCE HALLWAY:**

Wood flooring, under stairs cupboard and inset down lighters. Staircase to first floor accommodation. Door into:



#### **DOWNSTAIRS CLOAKROOM:**

Tiled flooring, wash hand basin, low level w.c., frosted window to side, inset down lighters.

#### **LIVING ROOM - 21'6 x 11'8 (7.16m x 3.57m)**

Wood flooring, window to front and 'Bi-folding' doors to rear, open fireplace with log burner, ceiling light point and inset down lighters.



### KITCHEN/DINING ROOM - 26'6 x 11' (8.08m x 3.35m)

Tiled flooring, a range of eye level and base level units with quartz work surface and inset sink. Central island with units below and quartz work surface. Built in double oven, induction hob with extraction over, integrated fridge and freezer and microwave. 'Bi-folding' doors and window to rear garden, plus window to side, ceiling light point, inset down lighters. Door into:

### UTILITY ROOM:

Tiled flooring, eye and base level units with quartz work surface and inset sink and drainer. Space for washing machine, integrated dishwasher, window to front, extraction fan and inset down lighters.



#### LANDING AREA:

Radiator, stairs to second floor and inset down lighters. Doors to all rooms:

#### PRINCIPLE BEDROOM SUITE - 16'5 x 11' (4.99m x 3.35m)

Carpeted, double opening doors to front, window to side, radiator and inset down lighters. Archway into:

#### DRESSING ROOM:

Carpeted, window to side and inset down lighters. Door into:

#### EN-SUITE SHOWER ROOM:

Fully tiled, walk through shower space, wash hand basin with draws below, low level w.c. Frosted window to rear, radiator, extraction fan and inset down lighters.



**BEDROOM 2 - 11'8 x 11'4 (3.57m x 3.45m)**

Carpeted, window to front, radiator and inset down lighters.

**BEDROOM 3 - 11'8 x 11'4 (3.57m x 3.46m)**

Carpeted, two windows to rear, double wardrobe, radiator and ceiling light point.

**FAMILY BATHROOM:**

Fully tiled, inset bath with shower attachment, wash hand basin and low level w.c. Frosted window to front, heated towel rail, extraction fan and inset down lighters.





Second flooring landing, Velux window and ceiling light point. Doors to:

**BEDROOM 4 - 15'7 x 11'8 (4.74m x 3.57m)**

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

**BEDROOM 5 - 15'7 x 11' (4.74m x 3.35m)**

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

**BATHROOM:**

Tiled flooring, 'P-shaped' bath with shower overhead, wash hand basin with drawers below and low level w.c. Window to front, radiator, tiled surround, extraction fan and ceiling light point.



## OUTSIDE:

To the rear is an un-overlooked, landscaped garden with patio off the back of the house. Steps up to the remainder which will be laid to lawn. Outside lighting and taps, door into garage and gated side access leading to the front.

**DETACHED GARAGE** - Electric roller door to front, access door from the garden, storage, light and power.

Off street parking to the front for a number of cars.



#### FULL ADDRESS

133a Rye Street, Bishops Stortford, Herts, CM23 2HD

#### SERVICES

Air source central heating, mains electricity, water and drainage

#### COUNCIL TAX

Band G - East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER



#### 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.