



PESTELL Co  
ESTABLISHED 1991

16 Millers Close, St. Michaels Mead, Bishops Stortford, Herts.

GUIDE PRICE - £499,995

*A very appealing three bedroom detached family home, situated on the popular St. Michaels Mead development. The living accommodation comprises of entrance hallway, living room, dining room, kitchen/breakfast room and a ground floor cloakroom. Upstairs are the three bedrooms, an en-suite shower room and a family bathroom. Externally is a good size rear garden, single garage and private driveway to the front for three vehicles. All within walking distance of local schooling and amenities.*

Part glazed front door into:

**Entrance Hallway:**

Wood effect laminate flooring, window to side, radiator, ceiling light point and door into:

**Ground Floor Cloakroom:**

Wood effect laminate flooring, low level w.c., wash hand basin, opaque window to front, radiator and ceiling light point.

**Dining Room - 12'6 x 11'11 (3.81m x 3.63m)**

Wood effect laminate flooring, windows to front and side, under stairs space, radiator, ceiling light point, stairs to first floor and door into:



**Outside:**

To the rear is a good size garden with patio space across the back of the house. The remainder is mainly laid to lawn with mature borders and a timber garden shed. Outside tap, power and light. Gated side access to the front.

**Single Garage** - 'Up & Over' door, light, power and storage above.

Private block paved driveway to the front for three vehicles.



FULL ADDRESS

16 Millers Close, St. Michaels Mead, Bishops Stortford, Herts, CM23 4FJ

SERVICES

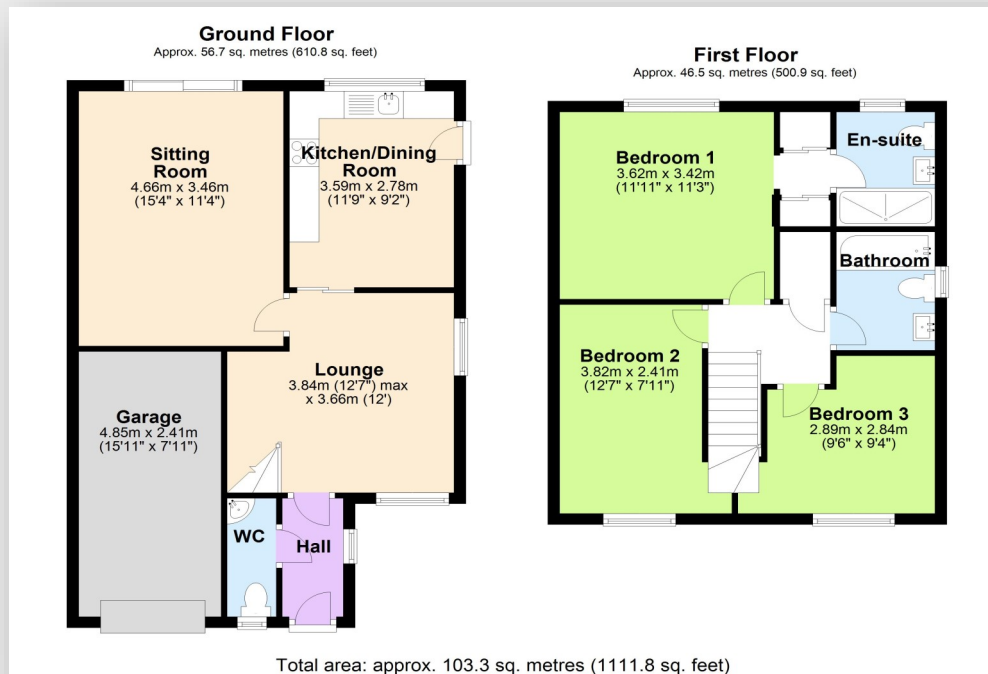
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Instruction by

Mark Hoddle - Director  
Office Line - 01279 656400  
Direct Line - 01279 798464

Email - markhoddle@pestell.co.uk  
Website - www.pestell.co.uk

**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.



**Living Room - 15'3 x 11'4 (4.65m x 3.45m)**

Wood effect laminate flooring, sliding doors to rear garden, radiator and two ceiling light points.

**Kitchen/Breakfast Room - 11'7 x 8'11 (3.53m x 2.72m)**

Wood effect flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Space for oven - extraction over, space for fridge/freezer and integrated washing machine. Window to rear, part glazed door to side, radiator, concealed boiler and two ceiling light points.



First floor landing: carpeted, airing cupboard, loft access (boarded, light), ceiling light point. Doors into:

**Bedroom 1 - 11'11 x 11'3 (3.63m x 3.43m)**

Carpeted, window to rear, radiator and ceiling light point. Archway into space with two double wardrobes, light and door into:

**En-Suite Shower Room:**

Vinyl flooring, double shower cubicle, low level w.c., pedestal wash hand basin. Opaque window to rear, extraction fan and ceiling light point.

**Bedroom 2 - 12'7 x 8'2 (3.84m x 2.49m)**

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

**Bedroom 3 - 9'9 x 8'10 (2.97m x 2.69m)**

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

**Family Bathroom:**

Vinyl flooring, panel bath with shower attachment, low level w.c. and wash hand basin. Opaque window to side, radiator, extraction and ceiling light point.

