



PESTELL & Co
ESTABLISHED 1991

46 Abbotts Way, Thorley Park, Bishops Stortford, Herts.

OFFERS IN EXCESS OF - £550,000

A very appealing and extended four bedroom detached family home, situated on the popular Thorley Park development. The spacious living accommodation comprises of entrance hallway, living room, stunning kitchen/breakfast/family room, study with utility space and a ground floor cloakroom. Upstairs are the four bedrooms and a family bathroom. Externally is a attractive, Southerly facing rear garden and ample driveway to the front. All within close proximity of local schooling and amenities.

Part glazed front door into:

ENTRANCE HALLWAY:

Tiled flooring, window to front, under stairs cupboard, radiator, two ceiling light point, carpeted stairs to first floor and doors leading to:

GROUND FLOOR CLOAKROOM:

Tiled flooring, low level w.c., wash hand basin, opaque window to side, heated towel rail and ceiling light point.

LIVING ROOM - 22'2 x 12'5 (6.77m x 3.38m)

Carpeted, window to front, two radiators, coving to ceiling and two ceiling light points. Opening into:



KITCHEN - 11'7 x 9'1 (3.53m x 7.8m) / BREAKFAST/FAMILY ROOM - 21'1 x 10'4 (6.42m x 3.14m)

Wood affect laminate flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in double oven, 4 ring hob with extraction over, space for dishwasher and for fridge/freezer. Two windows and patio doors out to the rear garden, three Velux windows, radiator and ceiling light points. Door into:

STUDY with UTILITY SPACE - 16' x 7'6 (4.89m x 2.29m)

Wood affect laminate flooring, space for washing machine, two wall mounted electric heaters, ceiling light point. Door and window to rear, plus further window to front.



LANDING AREA:

Carpeted, window to side, airing cupboard, ceiling light point, access to loft and doors leading to:

BEDROOM 1 - 11'9 x 9'9 (3.57m x 2.96m)

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

BEDROOM 2 - 10'1 x 9'7 (3.06m x 2.97)

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

BEDROOM 3 - 8'2 x 12'9 (3.89m x 2.49m)

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

BEDROOM 4 - 9'1 x 7 (2.78m x 2.13m)

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

FAMILY BATHROOM:

Tiled flooring and tiled surround, panel bath with shower attachment over, low level w.c. and pedestal wash hand basin. Opaque window to rear, radiator, extraction fan and ceiling light point.

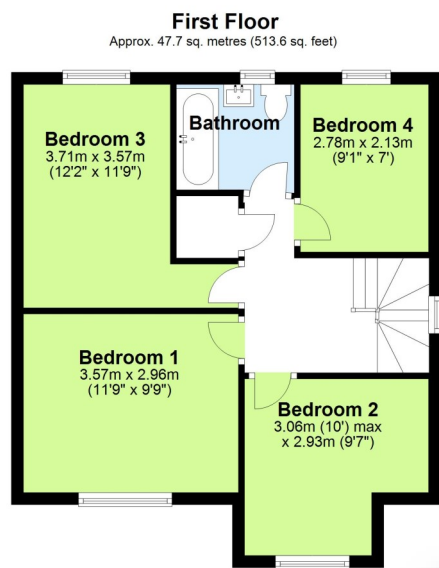
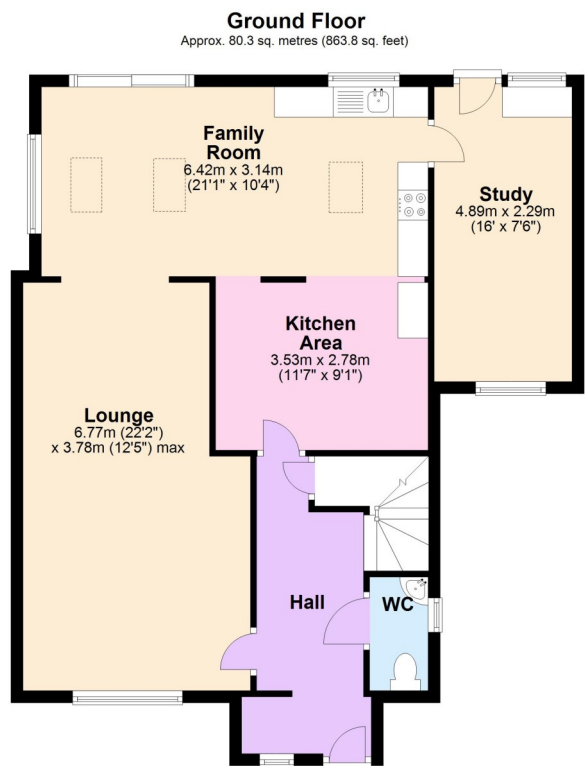


OUTSIDE:

To the rear is a an attractive, southerly facing garden, with patio space off of the property and the remainder being laid too lawn with plant bed borders. Decked area to the rear corner, garden shed, outside lighting and tap and gated side access to the front.

To the front is a driveway offering off street parking for several vehicles, plus lawned frontage.





Total area: approx. 128.0 sq. metres (1377.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

46 Abbots Way, Thorley Park, Bishops Stortford, Herts, CM23 4JF

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

Band E



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.