



PESTELL & Co  
ESTABLISHED 1991



## 9 Stephenson Drive, Stortford Fields, Bishops Stortford, Herts

O.I.E.O. - £450,000

An immaculately presented three bedroom semi-detached family home situated on the new Stortford Fields development within walking distance of local schooling, town and amenities. Less than two years since completion with numerous high quality additions, the modern accommodation is arranged over three floors and consists of entrance hallway, living room, fitted kitchen/dining room and ground floor w.c. On the first floor are two of the bedrooms and the family bathroom, with a further bedroom including an en-suite shower room on the top floor. Externally is a landscaped rear garden, plus single garage with driveway for two vehicles in front.

Part glazed front door into:

### Entrance Hallway:

Herringbone flooring, radiator and spotlight. Door into:

### Living Room - 14' x 11'11 (4.49m x 3.62m)

Herringbone flooring, window to front with shutters, under stairs cupboard, radiator and ceiling light point. Door into:

Inner hallway with herringbone flooring, spotlight and runner carpeted stairs to first floor. Door into:



**Outside:**

To the rear is a landscaped garden, which includes porcelain tiled patio off the house and a pathway continuing up to a further seating area at the top of the garden. Artificial grass space and raised plant beds, Outside garden lighting, sockets and tap, plus gated side access.

Detached garage with 'Up & Over' door, boarded storage space above, light and power. Block paved driveway with space for two vehicles.

To the front of the house is a green space.



FULL ADDRESS

9 Stephenson Drive, Stortford Fields, Bishops Stortford, Herts, CM23 2YU.

SERVICES

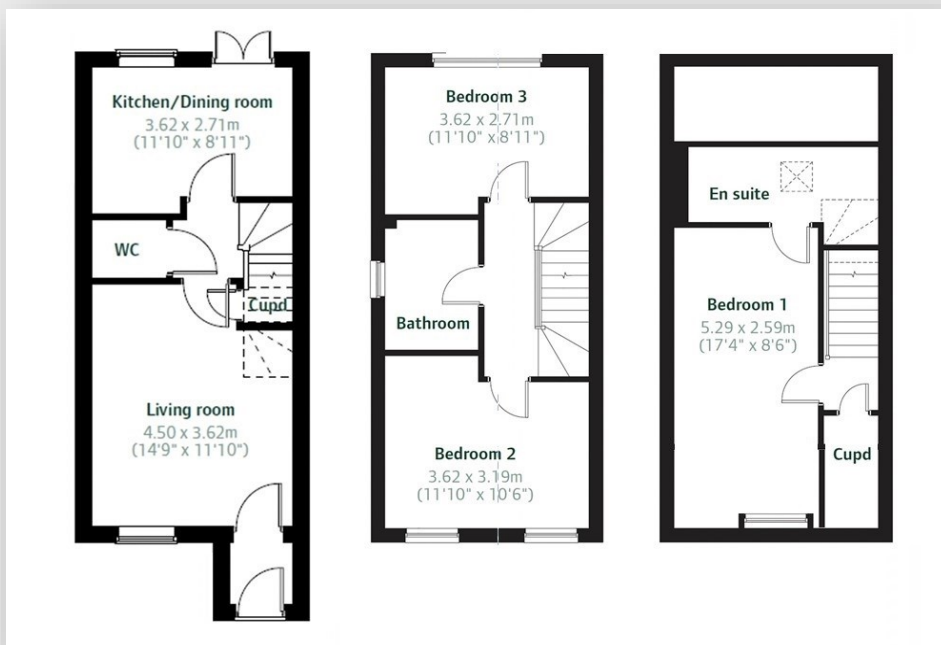
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts Council Offices, Library, 6 The Causeway, Bishop's Stortford CM23 2EJ

COUNCIL TAX BAND

Band E



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

**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.

### Downstairs W.C.:

Herringbone flooring, low level w.c., pedestal wash hand basin, radiator, extraction fan and ceiling light point.

### Kitchen/Dining Room - 11'11 x 8'10 (3.62m x 2.70m)

Herringbone flooring, a range of eye and base level units with granite work surface and inset 1.5 sink. Integrated double oven with inset 4 ring hob and extraction over, integrated dishwasher, washing machine and fridge/freezer. Double opening doors and window to rear garden, concealed 'Combi' boiler, radiator, spotlights and ceiling light point.





First floor landing, carpeted, radiator and spotlights. Doors into:

**Bedroom 2 - 11'11 x 10'6 (3.62m x 3.19m)**

Carpeted, two windows to front with shutters, radiator and ceiling light point.

**Bedroom 3 - 11'11 x 8'10 (3.62m x 2.70m)**

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

**Family Bathroom:**

Vinyl flooring, panel bath, low level w.c., pedestal wash hand basin. Opaque window to side, heated towel rail, extraction fan and spotlights.

Second floor landing, carpeted, storage cupboard and spotlight. Door into:

**Bedroom 1 - 17'4 x 8'6 (5.29m x 2.59m)**

Carpeted, window to front, radiator, loft hatch and ceiling light point. Door into:

**En-suite Shower Room:**

Vinyl flooring, corner shower cubicle, low level w.c., pedestal wash hand basin, skylight window, radiator, extraction fan and spotlight.

