



PESTELL & Co
ESTABLISHED 1991

169 Cannons Close, Bishops Stortford, Herts.

GUIDE PRICE - £499,995

An extended three bedroom semi-detached family home, situated in the popular location. The living accommodation comprises of entrance hallway, living room, study/dining room, kitchen/breakfast room and utility room. Upstairs are the three bedrooms, a family bathroom and separate w.c. Externally is a large rear garden, garage to side and private driveway to the front for two vehicles. Offering the potential for further extension (STTP) the property sits within walking distance of the town, train station and schooling.

Part glazed front door with sidelight opaque windows into:

Entrance Hallway:

Carpeted, cloak cupboard, under stairs cupboard, radiator, ceiling light point. Carpeted stairs to first floor and door into:

Living Room - 21'7 x 11'10 (6.58m x 3.60m)

Carpeted, bay window to front, feature fireplace with marble surround, two radiators, speaker system, two ceiling light points, glazed partition and door into:

Study/Dining Room - 9'9 x 9'4 (2.97m x 2.84m)

Carpeted, sliding doors to rear garden, radiator and ceiling light point.



Outside:

To the rear is a large garden with patio spaces across the back of the house. The remainder is mainly laid to lawn with mature shrubs and borders and a timber garden shed. Outside tap.

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

Private block paved driveway to the front for two vehicles. Further lawn space.

Agent Notes: Recently re-wired and re-plumbed. Boiler less than 5 years old.



FULL ADDRESS

169 Cannons Close, Bishops Stortford, Herts, CM23 2BL

SERVICES

Gas fired central heating, mains electricity, water and drainage

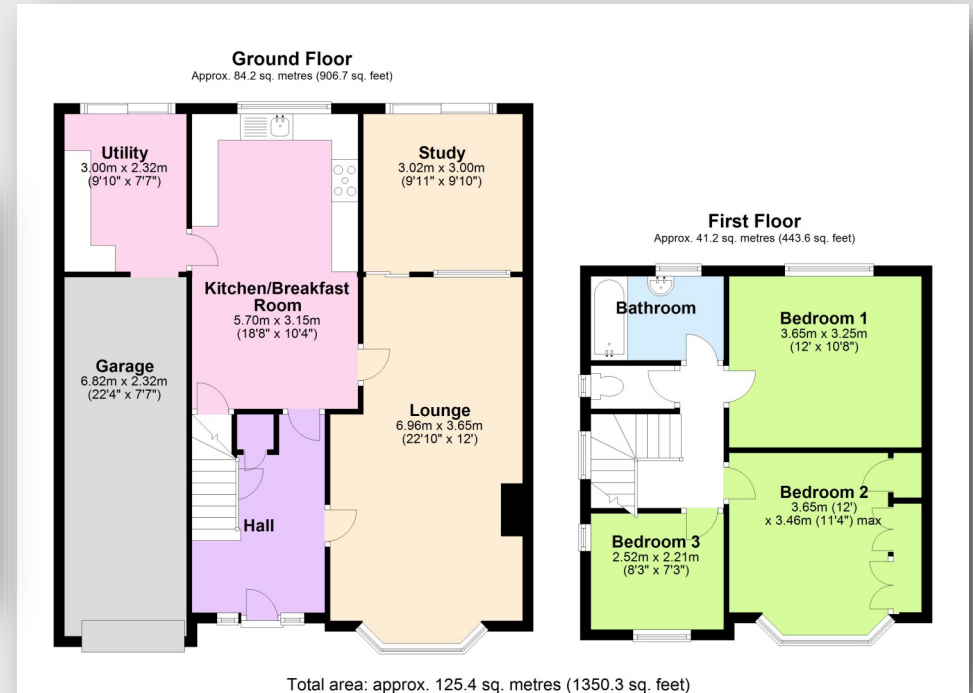
LOCAL AUTHORITY

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		82 B
69-80	C		
55-68	D	65 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.



Kitchen/Breakfast Room - 18'8 x 10'1 (5.69m x 3.28m)

Vinyl flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in oven with 5 ring gas hob over, integrated dishwasher and space for fridge. Window to rear, radiator, pantry cupboard and two ceiling light points. Opaque glazed door into:

Utility Room:

Vinyl flooring, eye and base level units with complementary work surface. Space for washing machine and freezer, opaque sliding doors to rear garden, wall mounted boiler, radiator and ceiling light point. Partitioned with doorway into garage.



First floor landing: carpeted, opaque window to side, loft access (functional space, boarded, light, power), ceiling light point. Doors into:

Bedroom 1 - 12' x 10'8 (3.66m x 3.25m)

Carpeted, window to rear, built in cupboards and units around the bed, a bank of built in wardrobes, radiator and ceiling light point.

Bedroom 2 - 12'3 x 10'1 (3.73m x 3.07m)

Carpeted, bay window to front, two sets of built in double wardrobes, airing cupboard, radiator and ceiling light point.

Bedroom 3 - 8'3 x 7'7 (2.51m x 2.31m)

Carpeted, windows to front and side, radiator and ceiling light point.

Family Bathroom:

Vinyl flooring, panel bath with power shower over, low level w.c. and pedestal wash hand basin. Opaque window to rear, cupboard, heated towel rail, tiled surround and ceiling light point.

Cloakroom:

Vinyl flooring, low level w.c., heated towel rail, opaque window to side and ceiling light point.

