



PESTELL & Co
ESTABLISHED 1991

54 The Thatchers, St. Michaels Mead, Bishops Stortford, Herts.

GUIDE PRICE - £550,000

A beautifully presented three bedroom, detached family home located on a corner plot, in the popular St. Michaels Mead development. The well proportioned living space comprises entrance hallway, downstairs cloakroom, living room, kitchen/dining room and conservatory (with under floor heating running thorough). Upstairs are the 3 good size bedrooms, en-suite shower room and family bathroom, both recently re-fitted. Attractive, South facing rear garden, detached single garage with office room to the rear and private driveway for two vehicles in front. All within walking distance of local schooling and amenities.

Feature front door into:

ENTRANCE HALLWAY:

Tiled floor with under floor heating, under stairs cupboard, stairs leading to first floor with window to front, ceiling light point. Door into:

DOWNSTAIRS CLOAKROOM:

Tiled flooring with under floor heating, low level w.c, wash hand basin, opaque window to side, automatic sensor ceiling light point.

LIVING ROOM - 14'9 x 12'11 (4.54m x 3.69m)

Carpeted, two windows to rear with shutters, two radiators, inset down lighters and double doors into:



OUTSIDE:

Externally is an attractive South facing rear garden, a shaped patio area off the house, with the remainder of the garden being mainly laid to lawn with well stocked plant borders. To one corner of the garden is a sun trap paved seating area, ideal for BBQ's. Outdoor lighting and tap, gated side access to the front. Door into:

DETACHED GARAGE - the front half of the garage is storage space, with separating wall to the rear half which could be office space 8'8 x 7'7 (2.68m x 2.34m) with light and power. Private, block paved driveway for 2 vehicles in front of the garage.



FULL ADDRESS

54 The Thatchers, St. Michaels Mead, Bishops Stortford, Herts, CM23 4FN

SERVICES

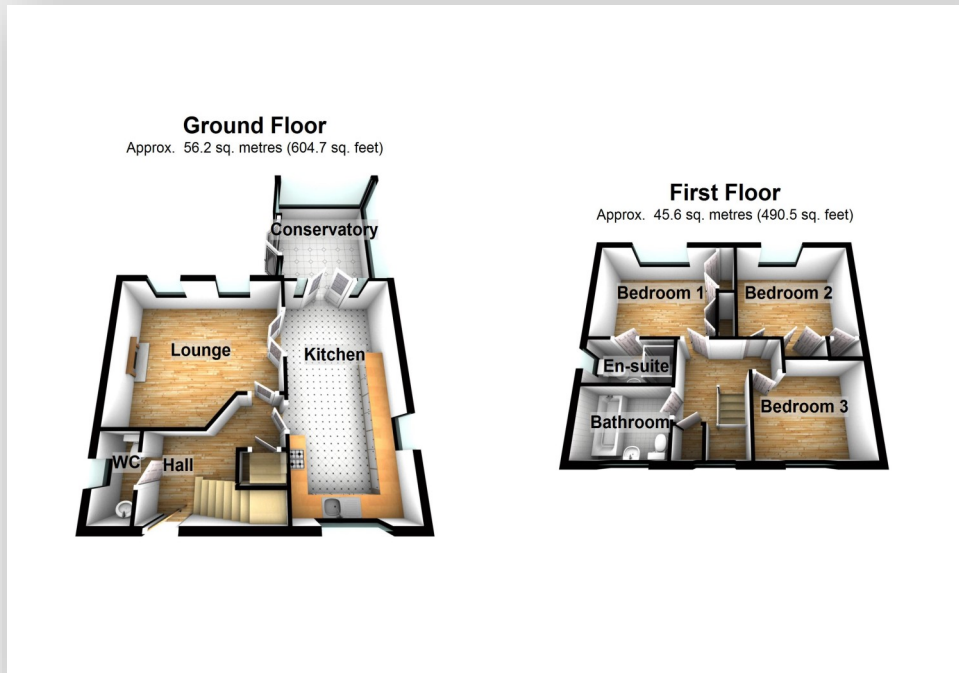
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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/DINING ROOM - 20'5 x 9'7 (6.24m x 2.94m)

Tiled flooring with under floor heating, a range of eye and base level units with complementary granite work surface, inset one and half bowl stainless steel sink unit. Built in oven with 4 ring gas hob and extraction fan, space for dishwasher, fridge, freezer and washing machine. Windows to front and side, inset down lighters, double opening doors into:

CONSERVATORY - 12'2 x 10'0 (3.71m x 3.04m)

Tiled flooring with under floor heating, brick based and glazed to 3 sides, double opening doors leading to rear garden, vaulted ceiling with ceiling light point.



LANDING AREA - Carpeted, window to front, airing cupboard, access to loft (ladder, part boarded, light and power), radiator, ceiling light point, doors to:

BEDROOM 1 - 11'4 x 9'3 (3.47m x 2.93m)

Carpeted, double glazed window to rear with shutters, radiator, two built-in double wardrobes, ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, low level w.c, wash hand basin with cupboard under, window to side, extraction fan and inset down lighters.

BEDROOM 2 - 11'2 x 9'4 (3.41m x 2.85m)

Carpeted, window to rear with shutters, radiator, built in triple wardrobes and ceiling light point.

BEDROOM 3 - 9'10 x 8'3 (2.77m x 2.52m)

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

FAMILY BATHROOM:

Tiled flooring, inset bath with shower attachments, low level w.c., wash hand basin, opaque window to front, heated towel rail and spotlights.

