



PESTELL & Co  
ESTABLISHED 1991



6 Milliners Way, St. Michaels Mead, Bishops Stortford, Herts.

OFFERS IN EXCESS OF - £550,000

*A very pleasant three bedroom, link-detached family home located on the popular St. Michaels Mead development. The well proportioned living space comprises entrance hallway, downstairs cloakroom, living room, kitchen and dining room. Upstairs are the 3 good size bedrooms, en-suite shower room and family bathroom. Externally is a wonderfully landscaped, larger than average rear garden, single garage and private driveway for two vehicles in front. All within walking distance of local schooling and amenities.*

Feature front door into:

**ENTRANCE HALLWAY:**

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

**DOWNSTAIRS CLOAKROOM:**

Vinyl flooring, low level w.c, wash hand basin, opaque window to side, radiator and ceiling light point.

**LIVING ROOM - 14'9 x 13' (4.51m x 3.95m)**

Carpeted, two windows to rear, two radiators, feature gas fireplace, ceiling light point and double doors into dining room.



### OUTSIDE:

Externally is a wonderfully landscaped rear garden, patio area across the back of the house and steps up to with the remainder which includes laid to lawn space with well stocked plant and shrub borders. Timber shed, door into garage and gated side access to the front.

**GARAGE** - 'Up & Over' door with light and power.

Private, block paved driveway for 2 vehicles in front of the garage. Further beautiful frontage with pathway to the front door.



FULL ADDRESS

6 Milliners Way, St. Michaels Mead, Bishops Stortford, Herts, CM23 4GG

SERVICES

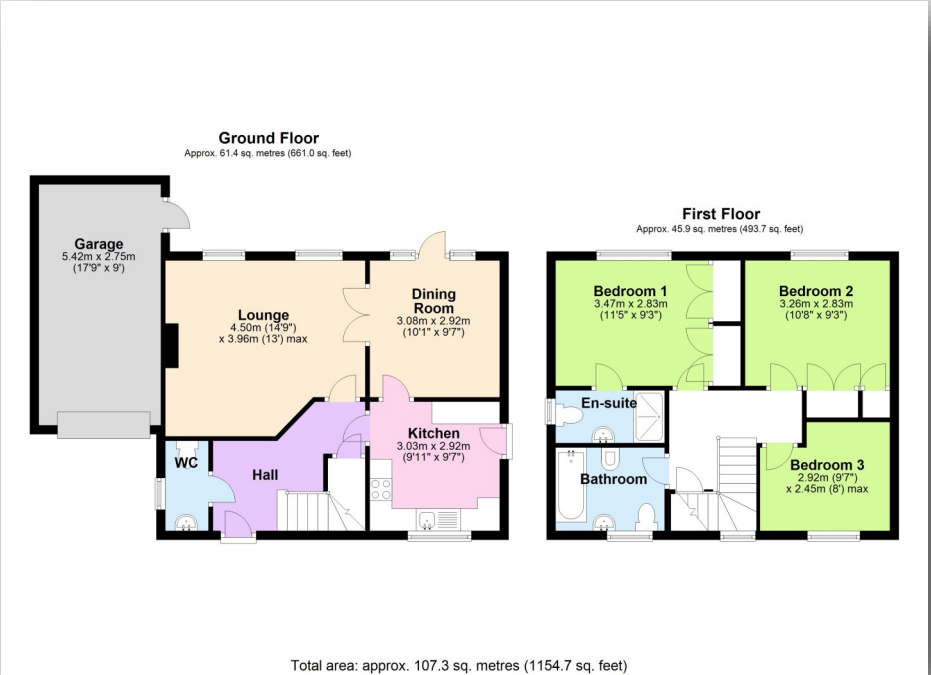
Gas fired central heating, mains electricity, water and drainage

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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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 - 9'11 x 9'7 (3.03m x 2.92m)**

Vinyl flooring, a range of eye and base level units with complementary work surface, inset one and half bowl sink unit. Built in double oven, 4 ring gas hob and extraction fan, space for fridge/freezer and washing machine. Window to front, door to side, breakfast bar, wall mounted boiler (installed less than two years ago), ceiling light point. Door into:

**DINING ROOM - 10'1 x 9'7 (3.08m x 2.92m)**

Carpeted, glazed door with side windows to rear garden, radiator and ceiling light point.



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

**BEDROOM 1 - 11'5 x 9'3 (3.47m x 2.83m)**

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

**EN-SUITE SHOWER ROOM:**

Vinyl flooring, double shower cubicle, low level w.c, pedestal wash hand basin, opaque window to side, radiator, extraction fan and inset down lighters.

**BEDROOM 2 - 10'8 x 9'3 (3.26m x 2.83m)**

Carpeted, window to rear, radiator, built in double and single wardrobes and ceiling light point.

**BEDROOM 3 - 9'7 x 8' (2.92m x 2.45m)**

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

**FAMILY BATHROOM:**

Vinyl flooring, panel bath with shower attachment, low level w.c., wash hand basin, bidet, opaque window to front, radiator, extraction and light point.

