



PESTELL & Co
ESTABLISHED 1991

17 Norman Avenue, Thorley Park, Bishops Stortford, Herts.

GUIDE PRICE - £650,000

A very appealing four bedroom detached family home, tucked away at the end of a quiet cul-de-sac on the popular Thorley Park development. The spacious living accommodation comprises of entrance hallway, three reception rooms, kitchen, utility room and a ground floor cloakroom. Upstairs are the four bedrooms, an en-suite shower room and a family bathroom. Externally is a attractive, private rear garden, detached double garage and ample driveway to the front. All within close proximity of local schooling and amenities.

Glazed, double opening doors into porch, tiled flooring, light and main front door with opaque side window into:

ENTRANCE HALLWAY:

Carpeted, two cupboards, radiator, ceiling light point, carpeted stairs to first floor and doors leading to:

GROUND FLOOR CLOAKROOM:

Fully tiled, low level w.c., wash hand basin, opaque window to rear, heated towel rail and ceiling light point.

STUDY - 11' x 7'4 (3.35m x 2.24m)

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

DINING ROOM - 12'4 x 8'1 (3.76m x 2.46m)

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



LIVING ROOM - 18'9 x 11' (5.72m x 3.35m)

Carpeted, patio doors to rear garden, opaque window to side, feature marble fireplace with gas fire, two radiators and two ceiling light points.

KITCHEN - 11'2 x 8'2 (3.40m x 2.49m)

Tiled flooring, a range of eye and base level units with granite work surface, inset sink and drainer unit. Rangemaster style oven with extraction hood over, window to rear, radiator and ceiling light point. Door into:

UTILITY ROOM:

Tiled flooring, work surface and units, space for washing machine, dishwasher, fridge and freezer. Concealed boiler (a year old), water softener, radiator, ceiling light point. Door to side and window to rear.



LANDING AREA:

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

BEDROOM 1 - 12'7 x 9'11 (3.84m x 3.02m)

Carpeted, windows to front and side, built in wardrobe, radiator and ceiling light point. Door to:

EN-SUITE SHOWER ROOM:

Fully tiled, corner shower, low level w.c. and pedestal wash hand basin. Opaque window to side, heated towel rail and ceiling light point.

BEDROOM 2 - 14' x 11'5 (4.28m x 3.48m)

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

BEDROOM 3 - 12'2 x 8'5 (3.71m x 2.57m)

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

BEDROOM 4 - 9'1 x 9' (2.77m x 2.74m)

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

FAMILY BATHROOM:

Fully tiled, panel bath with shower attachment, low level w.c. and pedestal wash hand basin. Opaque window to rear, heated towel rail and ceiling light point.



OUTSIDE:

To the rear is an attractive and secluded garden, with patio space off of the property. The remainder is laid to lawn with well stocked, mature borders, plus a further patio area to the top with a summerhouse. Outside lighting, tap and gated side access to the front.

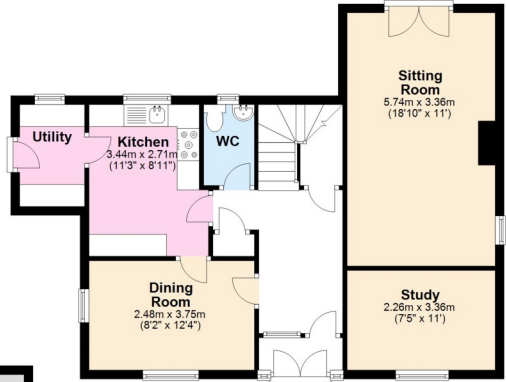
Detached Double Garage - two sets of double opening doors. Light and power.

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

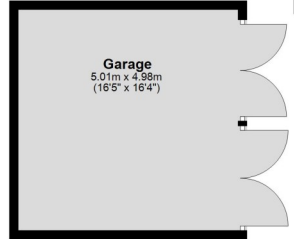
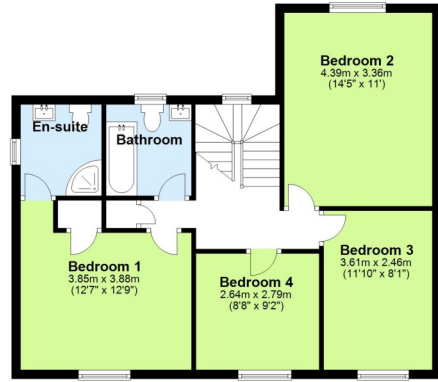




Ground Floor
Approx. 66.0 sq. metres (710.8 sq. feet)



First Floor
Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

17 Norman Avenue, Thorley Park, Bishops Stortford, Herts, CM23 4HL

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 F



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.