



PESTELL & Co
ESTABLISHED 1991

32 Elm Road, Bishops Stortford, Herts.

GUIDE PRICE - £600,000

A wonderfully presented three bedroom, Victorian semi-detached property, situated in the sought NW area of town. The accommodation has been extended and improved by the current owners, and consists of living room, open plan family room into kitchen/dining room and ground floor cloak-room/utility. Upstairs are the three bedrooms, one with an en-suite shower room and the family bathroom. The property has an attractive, landscaped rear garden, the added benefit of private driveway for two vehicles to the front, plus residents permit parking. Ideally located within walking distance of the town, station, schooling and parkland.

Part glazed front door, with opaque side window into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, radiator, under stairs cupboard, carpeted stairs to first floor, ceiling light point and door to:

GROUND FLOOR CLOAKROOM/UTILITY SPACE:

Wood effect laminate flooring, low level w.c., wash basin with sink over. Space for washing machine and tumble dryer, opaque window to side and ceiling light point.

LIVING ROOM - 11'5 x 9'9 (3.48m x 2.97m)

Wood effect laminate flooring, bay window to front, radiator and ceiling light point.



OUTSIDE:

To the rear is a beautifully presented, landscaped garden. With a paved area across the back of the property and steps up to a laid to lawn area, including patio seating and plant borders. To the top of the garden is raise decking and storage shed. Outside tap, lighting and gated side access.

To the front, blocked private paved driveway for two vehicles and permit residents parking.



FULL ADDRESS

32 Elm Road, Bishops Stortford, Herts, CM23 2SS

SERVICES

Gas fired central heating, Mains electricity, water and drainage

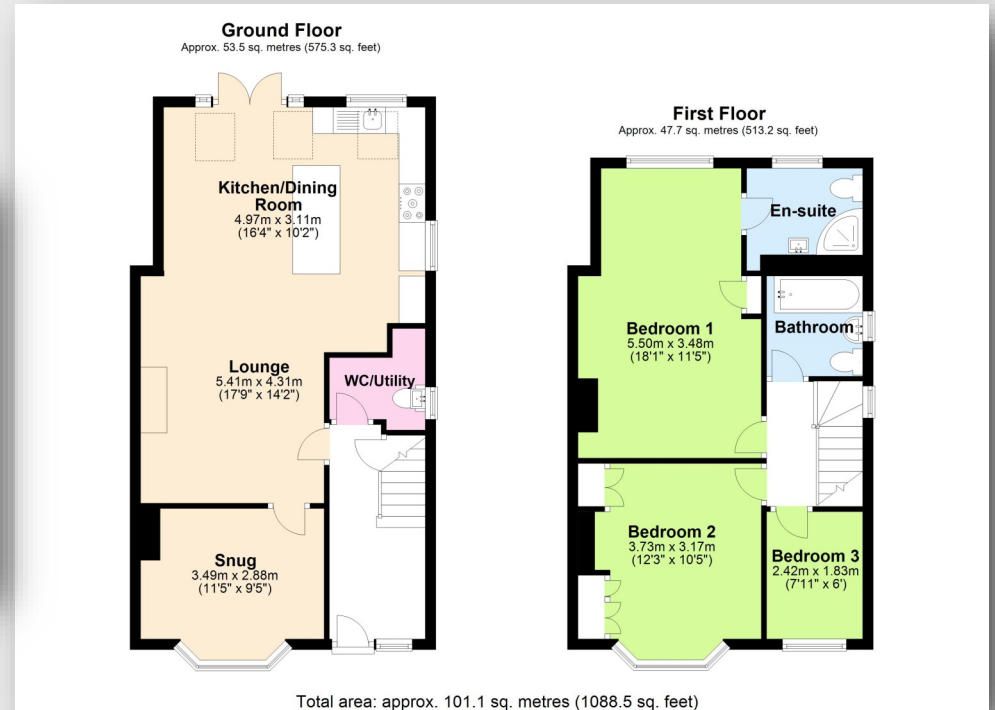
LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ.

COUNCIL TAX

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

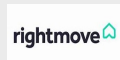


Instruction by

Mark Hoddle - Director
 Office Line - 01279 656400
 Direct Line - 01279 798464
 Email - markhoddle@pestell.co.uk
 Website - www.pestell.co.uk

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



OPEN PLAN LIVING SPACE

FAMILY AREA - 11'8 x 11'5 (3.56m x 3.48m)

Wood effect laminate flooring, open fireplace, radiator, inset down lighters, open into:

KITCHEN/DINING AREAS - 16'4 x 14'2 (4.98m x 4.32m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and ceramic sink unit. Central island with units below and breakfast bar. Rangemaster style oven and extraction hood over, integrated dishwasher and space for fridge/freezer. Patio doors and window to rear garden, window to side, three skylights, radiator and inset down lighters.



LANDING AREA:

Carpeted, opaque window to side, loft access (ladder, boarded, light) ceiling light points. Doors to all rooms:

BEDROOM 1 - 18'2 x 11'6 (5.53m x 3.51m)

Wood effect laminate flooring, window to rear, cupboard housing a 'Combi' boiler, radiator and ceiling light point. Door to:

EN-SUITE SHOWER ROOM:

Wood effect laminate flooring, corner shower cubicle, low level w.c. and wash hand basin with units below. Opaque window to rear, heated towel rail and inset down lighters.

BEDROOM 2 - 13' x 10'4 (3.96m x 3.15m)

Carpeted, bay window to front, radiator, incorporated wardrobes and shelving and ceiling light point.

BEDROOM 3 - 7'11 x 6' (2.41m x 1.83m)

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

FAMILY BATHROOM:

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

