



PESTELL & Co  
ESTABLISHED 1991

35 Barrells Down Road, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £750,000

*A three bedroom, detached bungalow situated in the much sought after NW area of town. The living accommodation consists of entrance hallway, living room, kitchen/breakfast room, dining room, the three bedrooms - one with a shower, and a bathroom. Externally is a generous rear garden, garage and a private driveway to the front. All within walking distance of the town, train station and schooling.*

Part glazed front door into:

**Entrance Hallway:**

Carpeted, double storage cupboard, radiator, ceiling light point and doors to:

**Kitchen /Breakfast Room - 12'5 x 10'1 (3.78m x 3.07m)**

Carpeted, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in double oven, 4 ring electric hob with extraction hood over and space for kitchen appliances.

Window to front, radiator, airing cupboard and two ceiling light points.

Archway into:



**Outside:**

To the rear is a generous garden, with spacious patio space across the back of the property. Steps down to the remainder, mainly laid to lawn with mature shrubs, plus a garden shed. Door into garage and gated side access to the front.

Garage with electric 'Up & Over' door, light and power. Door to rear garden.

Hardstanding driveway to the front. Lawn and plant border frontage.



**FULL ADDRESS**

35 Barrells Down Road Bishops Stortford, Herts, CM23 2ST

**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

*Space for epc and floor plan*

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.



Dining Room - 17'6 x 6'8 (5.33m x 2.03m)

Carpeted, window to front, sliding doors to rear garden, radiator and wall lights.

Living Room - 15'11 x 13'10 (4.85m x 4.22m)

Carpeted, sliding doors to rear garden, brick fireplace, two radiators and wall lights.



**Bedroom 1 - 13'10 x 11'11 (4.21m x 3.63m)**

Carpeted, window to rear, cupboards and units built in, radiator and ceiling light point. Dressing area and shower cubicle.

**Bedroom 2 - 11'11 x 10'4 (3.63m x 3.15m)**

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

**Bedroom 3 - 10'1 x 8'5 (3.07m x 2.57m)**

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

**Family Bathroom:**

Carpeted, panel bath with overhead shower, low level w.c. and pedestal wash hand basin. Opaque window to front, tiled walls, radiator and ceiling light point.

