



PESTELL & Co
ESTABLISHED 1991

76 Nightingales, Bishops Stortford, Herts.

GUIDE PRICE - £699,995

A very appealing five bedroom, four bathroom, semi-detached family home. The spacious accommodation is arranged over three floors and comprises of entrance hallway, kitchen/breakfast room, utility room, living room, dining room and downstairs cloakroom. On the first floor are three bedrooms, two en-suites and family bathroom, whilst on the top floor are the two remaining bedrooms and further shower room. Externally is an attractive garden, single garage with off street parking in front. Located within walking distance of town, train station and local schooling.

Feature front door with multi paned side lights leading to:

ENTRANCE HALLWAY - 16' (4.88m)

Wood effect laminate flooring, radiator, inset down lighters and stairs to first floor accommodation. Doors to:

GROUND FLOOR CLOAKROOM:

Wood effect laminate flooring, wash hand basin, low level W.C. and spot-lights.

LIVING ROOM - 24'2 into bay window x 11'10 (7.38m x 3.61m)

Carpeted, bay window to front, window to rear, feature fireplace with inset gas fire, two radiators and inset down lighters.

DINING ROOM - 12'3 x 10'4 (3.74m x 3.17m)

Wood effect laminate flooring, bay window to front, radiator and inset down lighters.



KITCHEN/BREAKFAST ROOM 14'4 x 10'6 (4.36m x 3.20m)

Ceramic tiled flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built-in double oven, gas hobs and extractor fan. Integrated fridge/freezer, dishwasher and microwave. Bay window to rear, radiator and inset down lighters. Door into:

UTILITY ROOM:

Tiled flooring, eye and base level units with complementary work surface and inset sink unit. Space and plumbing for washing machine, extraction fan, door to rear garden and inset down lighters.



FIRST FLOOR LANDING AREA:

Carpet, airing cupboard, spotlights, stairs to second floor. Doors to all rooms.

BEDROOM 1 - 15'4 x 10'6 (4.68m x 3.20m)

Carpeted, a bank of fitted wardrobes, window to front, radiator and inset down lighters. Door to:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, low level w.c., and vanity wash hand basin. Heated towel rail, opaque window to rear and inset down lighters.

BEDROOM 2 - 12'1 x 11'9 (3.69m x 3.58m)

Carpeted, window to front, a bank of built in wardrobes, radiator, inset down lighters, door to:

EN SUITE SHOWER ROOM:

Tiled flooring, shower cubicle, low level w.c. and wash hand basin. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.

BEDROOM 5 - 9'8 x 9' (2.95m x 2.74m)

Wood effect laminate flooring, window to rear, built in double wardrobes, radiator and inset down lighters.

FAMILY BATHROOM:

Tiled flooring, panel bath with shower attachment, vanity wash hand basin, low level w.c. Heated towel rail, opaque window to rear and inset down lighters.



SECOND FLOOR LANDING AREA:

Carpeted, ceiling light point and doors to:

BEDROOM 3 - 18'x 11'10 (5.48m x 3.61m)

Wood effect laminate flooring, built-in wardrobes, window to front, radiator and inset down lighters.

BEDROOM 4 - 18' x 10'6 (5.48m x 3.20m)

Wood effect laminate flooring, built-in wardrobes, walk-in storage cupboard, window to front, radiator and inset down lighters.

SHOWER ROOM:

Tiled flooring, shower cubicle, vanity wash hand basin, low level w.c. Heated towel rail, opaque window to rear, extraction and inset down lighters.



OUTSIDE:

To the rear is an attractive garden, with decking across the back of the property. The remainder is laid to lawn with well stocked borders. Outside lighting, tap and gated side access to the front. Door into garage.

Garage - 'Up & Over' door Light, power, storage above and door to rear garden.

Off street parking for two vehicles in front of the garage.



FULL ADDRESS

76 Nightingales, Bishops Stortford, Herts, CM23 5JQ

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 G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	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

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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.