



PESTELL & Co  
ESTABLISHED 1991

## 16 Denny Court, Bishops Stortford, Herts.

GUIDE PRICE - £550,000

*A wonderfully presented four bedroom, link-detached family home. The well proportioned living space comprises entrance hallway, living room/dining room, kitchen, conservatory, study/play room and ground floor w.c. With the 4 good size bedrooms, en-suite shower room and bath-room upstairs. Externally is a generous rear garden and private driveway to the front. Located within walking distance of town, train station and local schooling.*

Part glazed UPVC front door into:

### ENTRANCE HALLWAY:

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

### STUDY/PLAY ROOM -

Carpeted, window to front, radiator and two ceiling light points. Door into:

Lobby with vinyl flooring and light. Door into:

### GROUND FLOOR CLOAKROOM:

Vinyl flooring, low level w.c., wash hand basin and ceiling light point

### LIVING/DINING ROOM - 26'8 x 12'7 max (8.13m x 3.84m)

Carpeted, bay window to front, sliding doors into conservatory, two radiators and two ceiling light points.



**KITCHEN - 15'10 x 8'11 (4.82m x 2.71m)**

Vinyl flooring, a range of eye and base level units with complementary work surface and inset double sinks. Built in Rangemaster style oven with extraction hood over, space for fridge/freezer, washing machine, tumble dryer and dishwasher. Window to rear, plus glazed door and window into conservatory, under lighting and spotlights.



**CONSERVATORY - 14'7 x 9'10 (4.45m x 3.00m)**

Vinyl flooring, brick based, door to rear garden, electric heater and power points.



**LANDING AREA:**

Carpeted, airing cupboard housing the boiler, ceiling light point, access to loft (ladder, boarded) and doors leading to:

**BEDROOM 1 - 12'3 x 9'6 (3.73m x 2.90m)**

Carpeted, windows to front, radiator and ceiling light point. Door to:

**EN-SUITE SHOWER ROOM:**

Tiled flooring, shower cubicle, low level w.c., wash hand basin, opaque window to side, heated towel rail, tiled surround, extraction fan and spotlights.

**BEDROOM 2 - 9'11 x 9'1 (3.02m x 2.77m)**

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

**BEDROOM 3 - 9'6 x 9'1 (2.90m x 2.77m)**

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

**BEDROOM 4 - 11'9 x 6'2 (3.58m x 1.88m)**

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

**FAMILY BATHROOM:**

Vinyl flooring, panel bath with shower attachment, low level w.c. and wash hand basin with cupboard under. Opaque window to side, heated towel rail, extraction fan and spotlights.



## OUTSIDE:

To the rear is a good size garden, with patio off the back of the property. The remainder is laid to lawn, at the top of the garden is a further paved seating space and large timber shed. Outside lighting and tap.

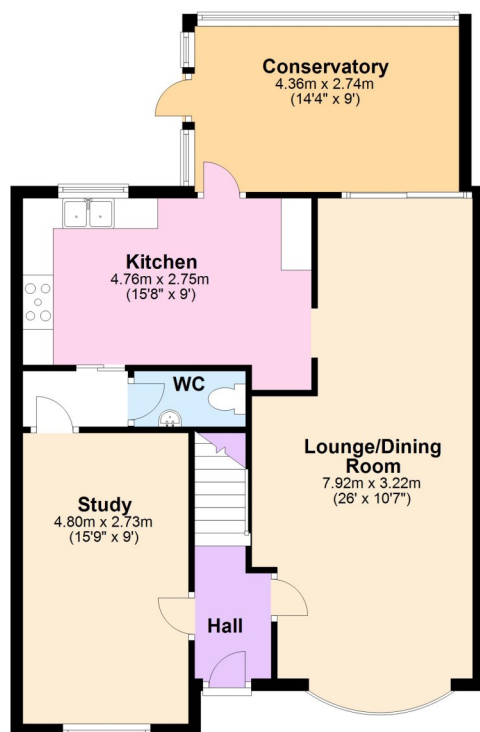
Block paved, private driveway with parking for two vehicles.





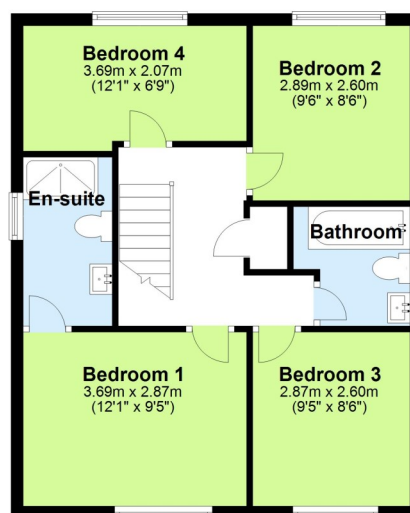
### Ground Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 124.1 sq. metres (1336.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### FULL ADDRESS

16 Denny Court, Bishops Stortford, Herts, CM23 2DF.

#### 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 E



#### 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.