



PESTELL & Co
ESTABLISHED 1991

26 Long Meadow, Thorley Park, Bishops Stortford, Herts.

GUIDE PRICE - £625,000

An extended 4 bedroom family home located on the popular Thorley Park development. The spacious and versatile living space comprises entrance hallway, kitchen/breakfast room, generous living/dining room, games room, utility room and ground floor w.c. Upstairs are the 4 bedrooms, an en-suite shower room and a bathroom, plus spacious loft space. Externally is a good size garden and private driveway for two vehicles to the front. The property benefits from solar panels with a feed-in tariff and is ideally all within walking distance of local amenities and schooling.

Part glazed front door with opaque side window, leading into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, storage cupboards, radiator, ceiling light point, carpeted stairs to first floor accommodation and door into:

GROUND FLOOR W.C:

Tiled flooring, low level w.c., wash basin, opaque window to side, radiator and ceiling light point.

KITCHEN/BREAKFAST ROOM - 19' 7" x 13' 8" (5.98m x 4.17m)

Tiled flooring, a range of eye and base level units with complementary work surfaces and inset sink unit. Built in double oven, 5 ring gas hob and extraction over, integral dishwasher, fridge/freezer and microwave. Two windows to front, one to side, part glazed door to side, water softener and inset down lighters.



OPEN PLAN LIVING SPACE: DINING AREA - 19' 7" x 11' 4" (5.98m x 3.46m)

Wood effect laminate flooring, feature fireplace, radiator and inset down lighters. Open into:

SITTING ROOM - 19' 7" x 11' 2" (5.98m x 3.40m)

Wood effect laminate flooring, sliding doors to rear garden, two skylights and window to side, two radiators and inset down lighters. Door into:

GAMES ROOM - 15' 6" x 14' 10" (4.73m x 4.53m)

Carpeted, two windows to front, radiator, loft space (boarded, ladder, light) and inset down lighters.

UTILITY ROOM:

Wood effect laminate flooring, eye and base level units with complementary work surface and inset sink unit. Space and plumbing for washing machine and tumble dryer, window to rear, radiator, extraction fan and spotlights.



LANDING AREA:

Carpeted, access to loft (partially converted, allowing for excellent storage capacity, boarded, window to rear, 'Combi' boiler, light), ceiling light point and doors leading to:

BEDROOM 1 - 12' 0" x 10' 8" (3.67m x 3.26m)

Carpeted, window to front, built in bank of wardrobes, radiator and fan assisted ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Fully tiled, shower cubicle, low level w.c, wash basin with unit below, heated towel rail, opaque window to side, and inset down lighters.

BEDROOM 2 - 11' 7" x 10' 0" (3.53m x 3.05m)

Carpeted, window to rear, built in cupboard, radiator and ceiling light point.

BEDROOM 3 - 13' 6" x 7' 5" (4.12m x 2.26m)

Carpeted, windows to front and side, radiator, over stairs cupboard and ceiling light point.

BEDROOM 4 - 9' 10" x 8' 6" (2.99m x 2.598m)

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

FAMILY BATHROOM:

Tiled flooring, inset bath with shower attachment, wash basin with unit below, low level w.c., opaque window to side, part tiled walls and spotlights.



OUTSIDE:

To the rear is a good size garden, shaped decking off the rear of the house with permanent barbecue station, leading to a laid to lawn remainder with mature borders and shrubs. At the top of the garden is a storage shed and playhouse to the front. Outside lighting, power points and two taps. Side gated access to the front.

To the front, private driveway with space for 2 vehicles.

Agent Notes: The property has solar panels, with a feed-in tariff.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

26 Long Meadow, Thorley Park, Bishops Stortford, Herts, CM23 4HH

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

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.



IMPORTANT NOTICE

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.