



PESTELL & Co

ESTABLISHED 1991



8 Isabel Drive, Elsenham, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £350,000

*A wonderfully presented, modern two bedroom, end of terrace home, situated on a popular development. The property has been re-decorated and re-carpeted and consists of an entrance hallway, kitchen, living/dining room and ground floor cloakroom, whilst upstairs there are the two double bedrooms and a bathroom. Externally there is a good size rear garden and driveway for two vehicle. Located within 10 minute walking distance of the train station and in reach of the local amenities and schooling.*

Front door, with porch over into:

**ENTRANCE HALLWAY:**

Wood effect laminate flooring, radiator, understairs storage cupboard and two ceiling light points. Carpeted stairs to first floor and door to:

**KITCHEN - 10'1 x 6'6 (3.06m x 1.97m)**

Wood effect laminate flooring, a range of eye and base level units with complementary work surface with inset sink and drainer unit. Built in oven, 4 ring induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. Window to front with shutters, cupboard housing the 'Combi' boiler and inset down lighters.

**LIVING/DINING ROOM - 14'11 x 12'11 (4.55m x 3.94m)**

Wood effect laminate flooring, double opening doors to rear garden, bay window to side with shutters, two radiators and 2 ceiling light points.

**GROUND FLOOR CLOAKROOM:**

Wood effect laminate flooring, low level w.c. pedestal wash hand basin, opaque window to side with shutters, radiator and ceiling light point.



**Landing space** - carpeted, ceiling light point. Doors to:

**BEDROOM 1** - 11'7 to front of wardrobes x 10'10 (3.53m x 3.30m)

Carpeted, windows to rear with shutters, a bank of built in wardrobes, radiator, loft access and ceiling light point.

**BEDROOM 2** - 10'9 x 9'9 (3.28m x 2.97m)

Carpeted, double glazed window to front with shutters, walk-in wardrobe, radiator and ceiling light point.

**BATHROOM:**

Tiled flooring, panel bath with overhead shower, wash hand basin with units below, low level w.c. Opaque window to side, heated towel rail, extraction fan, tiled walls and inset down lighters.

**OUTSIDE** - A rear garden with a patio space off the back of the property. Laid to lawn area, further patio to the back with a storage shed, outside lighting and tap. Lawned side space and gated rear access to:

**Driveway to the rear with space for 2 vehicles.**



FULL ADDRESS

8 Isabel Drive, Elsenham, Bishops Stortford, Herts, CM22 6GW

LOCAL AUTHORITY

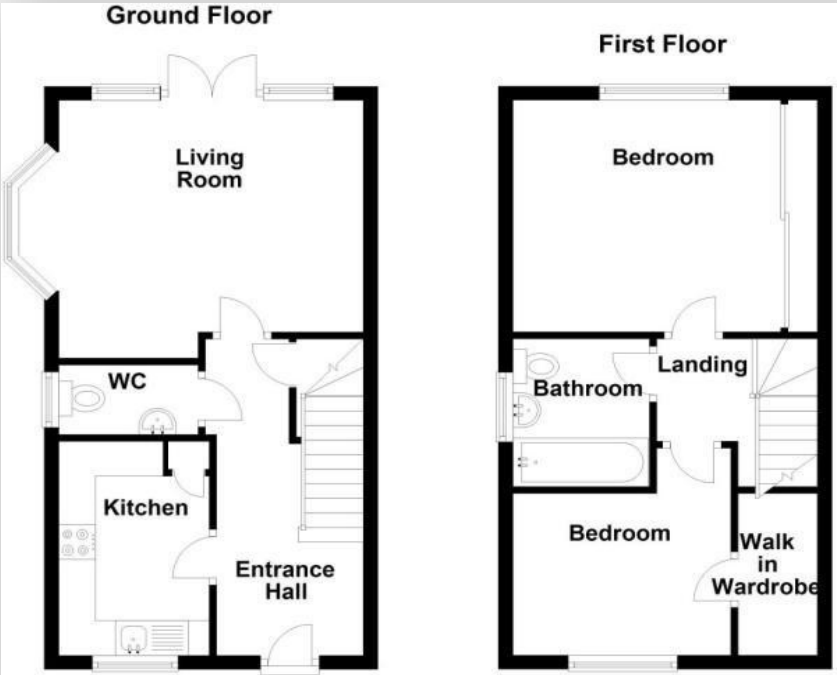
Uttlesford Council, Council Offices, London Road, Saffron Walden CB11 4ER

COUNCIL TAX BAND

Band C

AGENT NOTE:

Management fee approx. £79 per 6 months  
Solar Panels and Hive heating installed



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.