



FOR SALE

PALMER CLOSE

PESTELL & Co
ESTABLISHED 1991

17 Franklin Drive, Elsenham, Bishops Stortford, Herts

GUIDE PRICE - £575,000

A fantastically presented 2/3 bedroom detached chalet bungalow style house. The spacious and versatile accommodation comprises entrance hallway, large living room leading into a modern integrated kitchen/dining room, ground floor bedroom/family room/study and a ground floor shower room. Upstairs there are two further bedrooms, one with an en-suite shower room and a modern family bathroom. Externally is an ample walled garden to the rear, a garage to the side with a driveway for up to three vehicles in front. All located in a popular village location, within walking distance of the amenities, train station and schooling.

Part glazed front door with opaque side windows into:

Entrance Hall:

Amtico flooring, radiator and ceiling light point. Carpeted, turning staircase to first floor accommodation and door into:

Ground Floor Bedroom/Study - 20'10 x 9'8 (6.35m x 2.95m)

Amtico flooring, patio doors to rear garden, bay window to front, two radiators and ceiling light point.

Downstairs Shower Room:

Amtico flooring, shower cubicle, low level w.c., wash hand basin. Opaque window to rear, radiator extraction fan and inset down lighters



Outside:

Externally is a good size rear garden, including ample patio space across the back of the house and a laid to lawn remainder. Raised seating space to one corner. Enclosed panel fencing and walling, outside lighting, power and tap.

GARAGE - 'Up & Over' door, light and power. Private, block paved driveway in front. Some garden frontage.



FULL ADDRESS

17 Franklin Drive, Elsenham, Bishops Stortford, Herts, CM22 6UF

SERVICES

Gas fired central heating, mains electricity, water and drainage

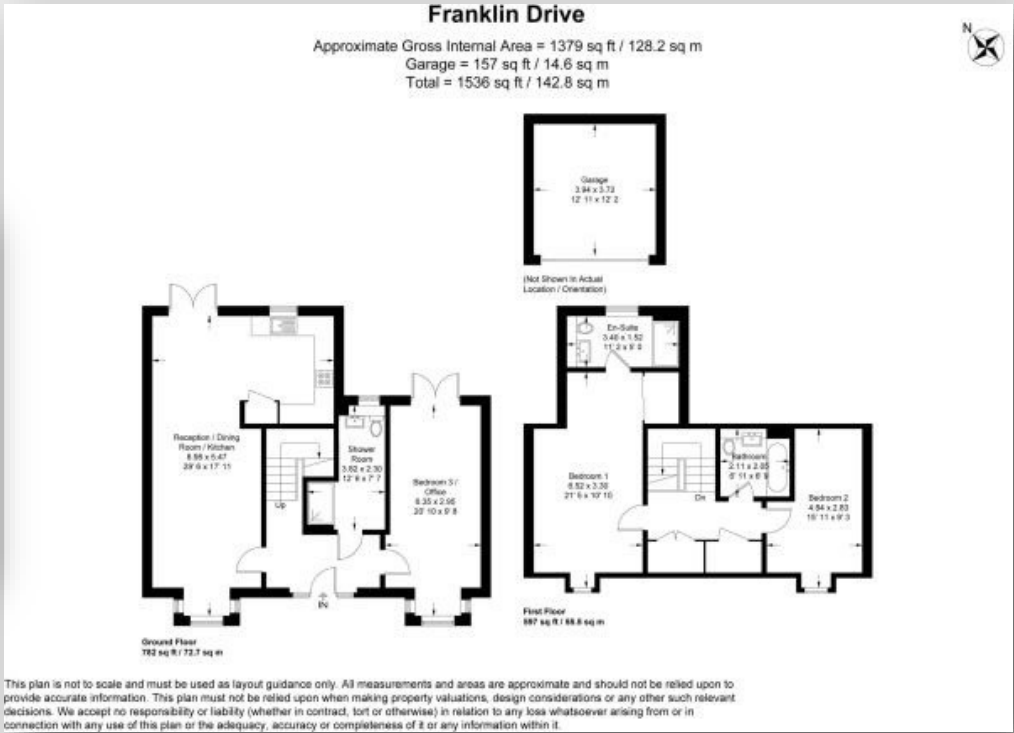
LOCAL AUTHORITY

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

AGENT NOTES

Band E

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	83 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.

Living Room - 15'8 x 10'9 (4.78m x 3.28m)

Amtico flooring, bay window to front, radiator and ceiling light point.

Open into:

Kitchen/Dining Room - 17'11 x 10'7 (5.46m x 3.23m)

Amtico flooring, a range of eye and base level units with complementary work surface and 1 & 1/2 inset stainless steel sink. Integrated double oven, 4 ring electric hob with extraction over, integrated washing machine, dishwasher and fridge/freezer. Patio doors and window to rear, larder cupboard, radiator, ceiling light point and inset down lighters.



First floor landing, carpeted, radiator, airing cupboard, cupboard housing the boiler, ceiling light point. Doors to all rooms:

Bedroom 1 - 21'5 x 10'10 (6.52m x 3.30m)

Carpeted, window to front, built in double wardrobes, two radiators, loft access and ceiling light point. Door into:



En-suite Shower Room:

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

Bedroom 2 - 15'11 x 9'3 (4.84m x 2.83m) max

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



Family Bathroom:

Tiled flooring, panel bath with overhead shower attachment, low level w.c., wash hand basin. Velux window to rear, heated towel rail, half tiled walls, extraction fan and inset down lighters.

