



PESTELL & Co
ESTABLISHED 1991

40 Collins Cross, Bishops Stortford, Herts.

GUIDE PRICE - £429,995

A spacious 4 bedroom end of terrace family home. The accommodation comprises entrance hallway, kitchen/dining room, generous 'L-shaped' living room and downstairs cloakroom. Upstairs are the 4 bedrooms and fitted bathroom. To the rear is an 80ft. garden plus single garage en-bloc and to the front the property, the rare benefit of having a private driveway for 2 vehicles. Ideally located on a quiet cul-de-sac close to local amenities and train

Part glazed, UPVC front door, leading into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, radiator, ceiling light point. Door to:

KITCHEN/DINER - 16'4 x 10'3 (4.98m x 3.12m)

Tiled flooring, a range of eye and base level units with complementary work surface, inset sink and drainer. Built-in oven with 4 ring electric hob and extraction over, space for fridge/freezer, washing machine and dishwasher. Double glazed, boxed bay window to front, part glazed door to side, radiator, cupboard housing the boiler and ceiling light points.



OUTSIDE:

To the rear is an approx. 80ft. garden, step out onto a large patio area, and then onto the remainder which is mainly laid to lawn with mature plant and shrub borders. At the top of the garden is a further paved area and access into the garage. Outside tap and all enclosed by panel fencing. Side space with covered storage area and gated side access.

SINGLE GARAGE EN-BLOC - with 'Up & Over' door.

To the front of the property is the rare benefit of a private driveway for 2 vehicles.



FULL ADDRESS

40 Collins Cross, Bishops Stortford, Herts, CM23 2DD

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 D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

LIVING ROOM - 20'9 x 20'11 max (6.32m x 6.38m)

Wood effect laminate flooring, double glazed, sliding doors and window to rear garden. Under stairs storage, three radiators and ceiling light point.

GROUND FLOOR W.C.:

Tiled flooring, low level w.c., wash hand basin, double glazed opaque window to front, radiator and ceiling light point.



Carpeted, double glazed window to side, radiator, access to loft (light and part boarded), airing cupboard, ceiling light point and doors leading to:

BEDROOM 1 - 10'8 x 10'4 (3.25m x 3.15m)

Carpeted, double glazed French doors leading out to a 'Juliette' balcony to front, radiator and ceiling light point.

BEDROOM 2 - 10'10 x 10'9 (3.30m x 3.28m)

Carpeted, double glazed window to rear, radiator, built in wardrobes and units and ceiling light point.

BEDROOM 3 - 10'9 x 9'9 (3.28m x 2.97m)

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

BEDROOM 4 - 10'4 x 6'8 (3.15m x 2.03m)

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

FAMILY BATHROOM:

Tiled flooring, panel bath with shower over, low level w.c., pedestal wash basin, double glazed opaque window to front, radiator and ceiling light point.

