



PESTELL & Co
ESTABLISHED 1991

1 Chartwell Place, Stansted Road, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £650,000

A wonderful 3 bedroom contemporary end terraced family home, set in a private gated development, constructed by renowned builders. The surprisingly spacious accommodation comprises a large entrance hallway, modern kitchen/dining room, utility room, generous living room and downstairs cloakroom. Upstairs are the 3 double bedrooms, en-suite shower room, family bathroom and huge boarded loft space (conversion opportunity). To the rear is a beautifully landscaped garden plus covered carport and parking spaces, ample visitors parking, all ideally located close to the town, train station and local schooling. This property needs to be seen to appreciate its size.

Part glazed, front door, leading into:

LARGE ENTRANCE HALLWAY - 23' 1 x 11' 7 (7.04m x 3.53m) max

Travertine tiled flooring, window to side, storage cupboard, radiator, inset down lighters, ceiling light point. Door to:

KITCHEN/DINING ROOM - 17' 1 x 12' 10 (5.21m x 3.91m)

Travertine tiled flooring, a range of eye and base level units with granite work surface, inset one-and-a-quarter bowl sink. Space for range style cooker with gas hobs and extraction over, integrated microwave and dishwasher, space for fridge/freezer. Window to front, radiator, ceiling light points and inset down lighters.



OUTSIDE:

To the rear is a beautifully landscaped garden with patio area across the rear of the property. Steps lead up to the remainder of the garden which is mainly laid to lawn with well stocked beds, path leading to the top of the garden and a further suntrap paved space. There is also the benefit of a very large side aspect and gated side access to the front. Outside lighting, taps and power. To the rear, door into:

COVERED CAR PORT PARKING with electric and lights and private parking space. Ample visitors parking and well maintained grounds.



FULL ADDRESS

1 Chartwell Place, Stansted Road, Bishops Stortford, Herts, CM23 2GF

SERVICES

Service charge of £85 per month, for all outside maintenance (we have not seen documents).

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ.

COUNCIL TAX

Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	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

UTILITY ROOM - 6' 6 x 6' 2 (1.98m x 1.88m)

Travertine tiled flooring, eye and base level units, with complementary work surface and inset sink unit. Space for washing machine and dryer, radiator, extractor fan and ceiling light point.

GROUND FLOOR W.C.:

Travertine tiled flooring, low level w.c., wash hand basin, radiator, extraction fan and spotlights.

LARGE LIVING ROOM - 18' 7 (max) x 18' 1(5.66m x 5.51m)

Travertine tiled flooring, two sets of double glazed doors to the rear garden, radiator, wall lights and inset down lighters.



Carpeted, window to side, radiator, access to loft (very spacious, ladder, fully boarded, 23' 10" 15' 8" (7.05m x 4.91m), large airing cupboard, inset down lighters and doors leading to:

LARGE BEDROOM 1 - 16' 4 x 14' 8 (4.98m x 4.47m)

Carpeted, French doors with glazed 'Juliet balcony' to rear, window to rear, deep full width built-in wardrobes, radiator and inset down lighters. Door to:

EN-SUITE SHOWER ROOM:

Travertine half tiled walls and flooring, corner shower cubicle, low level w.c., wash basin with draws below, heated towel rail, extraction fan and spotlights.

BEDROOM 2 - 17' x 10' (5.18m x 3.05m)

Carpeted, French doors with glazed 'Juliet balcony' to front, radiator, inset down lighters. Door into bathroom.

BEDROOM 3 - 17' 1 x 8' 4 (5.21m x 2.54m)

Carpeted, window to front, radiator and inset down lighters.

FAMILY BATHROOM:

Tiled flooring, panel bath with shower attachment, low level w.c., wash basin with draws below, heated towel rail, extraction fan and spotlights.

