



PESTELL & Co

ESTABLISHED 1991

Brambles, Lower Road, Little Hallingbury, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £885,000

A very appealing, four bedroom detached home, situated in a popular village location The spacious ground floor accommodation comprises entrance hall-way, large living room, dining room, study, kitchen, utility room and a cloakroom. The first floor includes the 4 bedrooms, an en-suite shower room and a family bath/shower room. Externally is an un-overlooked, good sized rear garden, a triple garage and private driveway with space for numerous vehicles. Set back from the road and is easy access of Bishops Stortford and Sawbridgeworth.

Front door with window to the side into:

Entrance Hallway:

Carpeted, radiator, storage cupboard, under stairs cupboard and two ceiling light points. Carpeted stairs to first floor accommodation and door into:

Study - 11' x 9'1 (3.35m x 2.76m)

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



Living Room - 22'3 x 14'4 (6.78m x 4.37m)

Carpeted, two windows to front, one to side, inglenook fireplace with log burner, two radiators and wall lights. Carpeted space leading to:



Dining Room - 'L-Shaped' 18'9 x 15'1 (5.72m x 4.60m) max

Carpeted, two windows to side, patio doors with side windows to rear garden, feature fireplace with log burner, radiator and wall lights. Door into:

Kitchen - 'L-Shaped' 17'11 x 11'7 (5.21m x 3.53m) max

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, 4 ring gas hob with extraction over, integrated fridge. Two windows to rear, radiator, spotlights. Door into:

Utility Room:

Vinyl flooring, base level units with complementary work surface and inset sink unit. Space for fridge/freezer, washing machine and tumble dryer. Door to rear garden, window to side, radiator, wall mounted boiler and ceiling light point.

Downstairs W.C.:

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



First floor landing, carpeted, opaque window to front, storage to the eaves, airing cupboard, radiator, wall lights and ceiling light point. Doors into:

Bedroom 1 - 15' x 14'9 (4.57m x 4.50m)

Carpeted, window to side, two built in double wardrobes (open across one wall), radiator, wall lights and ceiling light point. Door into:

En-suite Shower Room:

Vinyl flooring, double shower cubicle, low level w.c., bidet, pedestal wash hand basin. Opaque window to side, radiator and ceiling light point.

Bedroom 2 - 13'1 x 11'5 (3.99m x 3.48m)

Carpeted, windows to rear and side, built in wardrobe, radiator and ceiling light point.

Bedroom 3 - 15'4 x 7'5 (4.67m x 2.26m)

Carpeted, window to rear, storage to the eaves, radiator and ceiling light point.

Bedroom 4 - 11'6 x 6'11 (3.50m x 2.11m)

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

Family Bath/Shower Room:

Vinyl flooring, inset bath, shower cubicle, low level w.c. and pedestal wash hand basin. Opaque window to front, radiator, half tiled walls, extraction and ceiling light point.



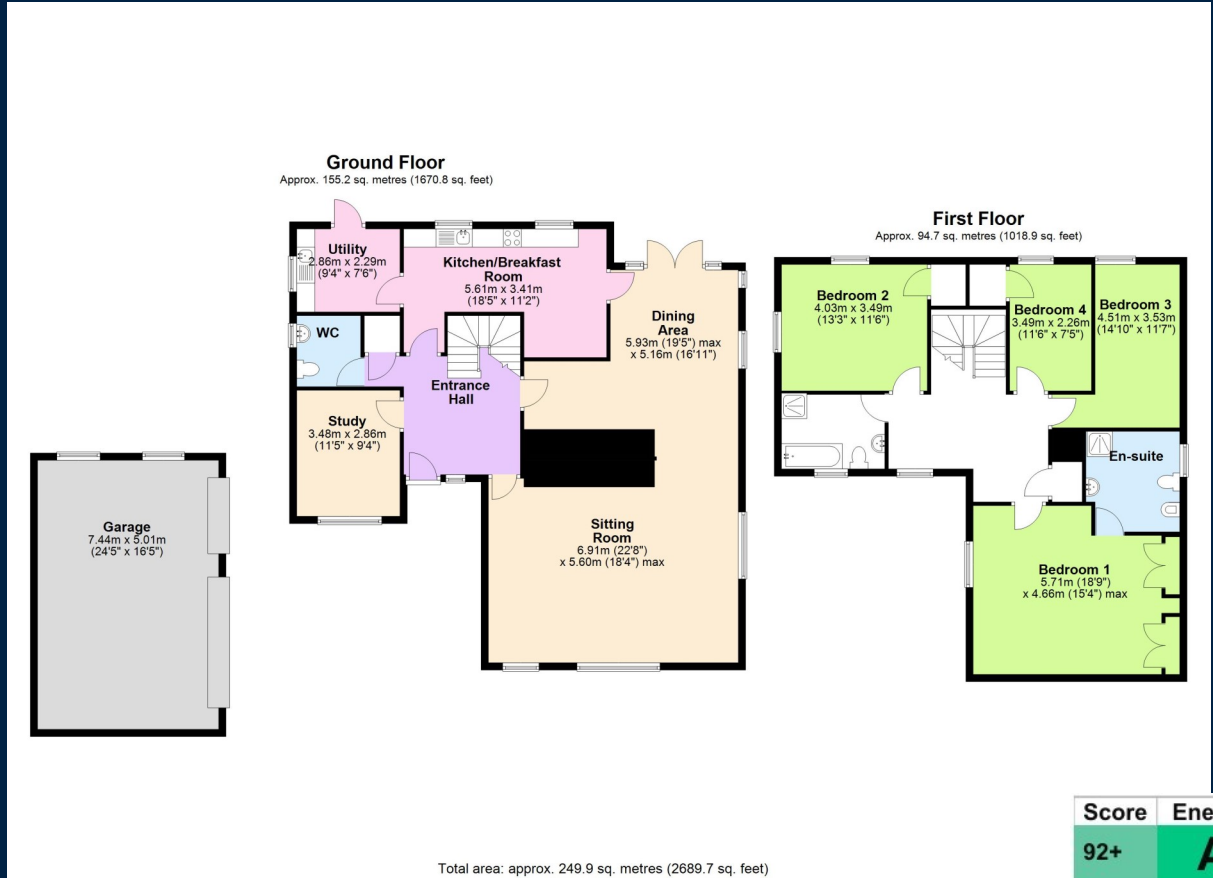
Outside:

To the rear is a good size, un-overlooked garden, with patio across the back of the house, step up to the remainder which is mainly laid to lawn with mature shrubs, trees and beds. Two storage sheds, greenhouse, outside tap and light. Ample space to both sides.

Triple Garage - electric 'Up & Over' double door, separate single door, light and power.

Gravel driveway to the front with space for numerous vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

Brambles, Lower Road, Little Hallingbury, Bishops Stortford, Herts, CM22 7QZ.

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 G

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.