



PESTELL & Co  
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## 6 Chestnut Close, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £485,000

A beautifully presented 3 bedroom end of terrace home, nestled in a quiet leafy cul-de-sac in a sought after location. Ideally situated just minutes walk from the town centre, schools, public transport and medical facilities. Immaculately maintained, clean throughout and ready to move in. The house has been extended, comprising an entrance hallway, living room, dining room, good size eat-in kitchen, utility room and ground floor shower room. The property also benefits from a spacious side passageway connecting the house to the front and rear gardens and two large lofts suitable for storage and/or conversion. Upstairs there are 3 bedrooms and a family bathroom. Both front and rear gardens are low maintenance, set with seasonal flowering shrubs and bulbs, served by rain water tanks. There is off-street parking at the front of the house.

A sheltered entrance leads to the glazed front door with side window into the house.

### **Entrance Hallway:**

Wood effect laminate flooring, radiator, under stairs cupboard, ceiling light point, stairs to first floor and door into:

### **Living Room - 14'5 x 11'2 (4.40m x 3.40m)**

Wood effect laminate flooring, window to front with new vertical blinds, radiator, ceiling and wall light points. Archway into:

### **Dining Room - 12'6 x 9'5 (3.80m x 3.00m)**

Wood effect laminate flooring, sliding doors to rear with new electric blind, cupboard housing a boiler, electric fire and ceiling light point. Door into:



**External:**

Rear: A private 60ft (18 metre) low maintenance garden, laid to mature shrubs and seasonal perennial plantings, featuring a large patio area ideal for entertaining. There are two storage sheds, quality wooden panel fencing, a tap, rainwater tanks and a spotlight.

**Front:**

Driveway to the front with path to the side entrance. Low maintenance garden with inset mature shrubs and rainwater tanks.



FULL ADDRESS

6 Chestnut Close, Bishops Stortford, Herts, CM23 3SY

SERVICES

Gas fired central heating, mains electricity, water and drainage

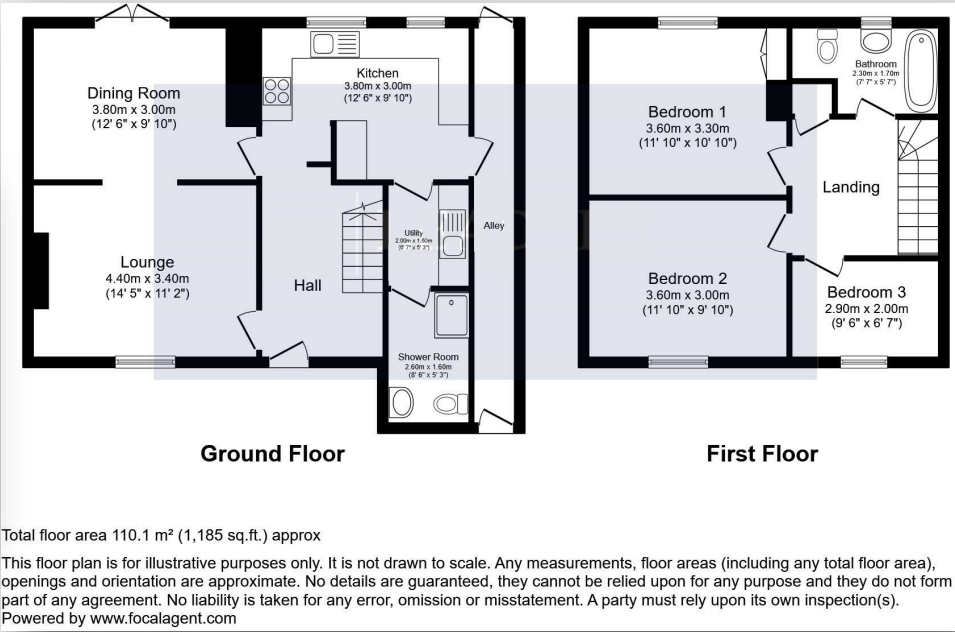
LOCAL AUTHORITY

East Herts Council Offices, Navigation House, Riverside, Bishop's Stortford, CM23 3AS.

COUNCIL TAX

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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.



**Kitchen - 12'6 x 9'10 (3.80m x 3.00m)**

Tiled floor, with part under-floor heating and a radiator. A range of eye and base level units with complementary work surface and inset double sink unit. Electric oven with induction cooktop and extraction unit over. Space for fridge/freezer and dishwasher. Two windows to rear, door to side and inset down lights. Door into:

**Utility Room:**

Tiled floor with under floor heating, work surface and inset sink unit, space for washing machine and tumble dryer. Window to side passageway/storage area, wall mounted 'Combi' boiler, extractor fan and down lights. Door into:

**Ground Floor Shower Room:**

Tiled floor with under floor heating, shower cubicle, extractor fan, low level w.c., pedestal hand basin, electric wall heater, privacy window to front and down lights.

**Side Passageway/Storage area:**

A spacious area with shelving and part glazed doors connecting the house to the front and rear gardens. Two ceiling light points and access to the second loft area.



**First floor landing:**

Linen cupboard, privacy window to side, access to the main loft area, ceiling light point. Doors to all rooms:

**Bedroom 1 - 11'10 x 10'10 (3.60m x 3.30m)**

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

**Bedroom 2 - 11'10 x 9'10 (3.60m x 3.00m)**

Carpeted, window to front, built in wardrobes with shelving and storage above, radiator and ceiling light point.

**Bedroom 3 - 9'6 x 9'7 (2.90m x 2.00m)**

Carpeted, window to front, over stairs wardrobe, radiator and ceiling light point.

**Family Bathroom:**

Vinyl flooring, panel bath, low level w.c., pedestal hand basin. Privacy window to rear, radiator, electric wall heater and ceiling light point.

