



PESTELL & Co
ESTABLISHED 1991

27 Lea Close, Bishops Stortford, Herts.

GUIDE PRICE - £575,000

A wonderfully presented four bedroom, semi-detached family home, situated in a quiet cul-de-sac location. The property has been extended and comprises entrance hallway, living room into a dining area, playroom/study, large kitchen/breakfast room, utility room and ground floor w.c. Upstairs are four double bedrooms with separate bath and shower rooms. Externally, there is a generous and well presented rear garden, garage and private driveway to the front. The property is within walking of local schools and amenities.

Part glazed front door leading with sidelight window to:

ENTRANCE HALLWAY:

Vinyl flooring, radiator, staircase to first floor, ceiling light point and doors to:

LIVING ROOM - 21'1 x 13'5 (6.43m x 4.10m)

Wood flooring, bay window to front, radiator, inset down lighters and open into:

DINING AREA - 10'3 max x 9'4 (3.12m x 2.84m)

Wood flooring, double French doors and window to rear garden, radiator and inset down lighters.



PLAY ROOM/STUDY - 12' x 10'9 (3.66m x 3.28m)

Carpeted, bay window to front, radiator and wall lights.



KITCHEN/BREAKFAST ROOM - 'L-Shaped' 19'4 x 12'4 (5.90m x 3.76m)

Vinyl flooring, a range of eye and base level units with complementary work surfaces and inset sink unit with drainer. Built in double oven with 4 ring induction hob and extraction hood over space, plus integrated dishwasher. Space for fridge/freezer, under stair cupboard, radiator, two windows to rear and inset down lighters. Breakfast area with breakfast bar and further storage units.



Lobby area with vinyl flooring, ceiling light point, door to cloakroom and archway into:

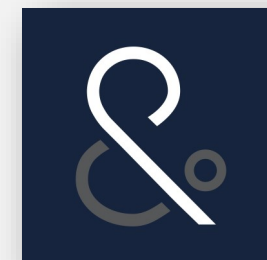
UTILITY ROOM - 9' x 5'10 (2.74m x 1.78m)

Tiled flooring, a range of eye and base level units with complementary work surface and stainless steel sink unit. Space for washing machine and tumble dryer, glazed door and window to rear, tiled walls, radiator and ceiling light point.



GROUND FLOOR W.C.:

Vinyl flooring, low level w.c., wash hand basin, radiator, opaque window to side and spotlight.



LANDING AREA:

Carpeted, airing cupboard, access to loft ('Combi' boiler, ladder, part boarded, light), inset down lighters and doors leading to:

BEDROOM 1 - 13'1 x 11'1 (3.99m x 3.38m)

Carpeted, window to front, two built in double wardrobes, radiator and ceiling light point.

BEDROOM 2 - 12'2 x 7'11 (3.70m x 2.41m)

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

BEDROOM 3 - 12'2 x 6'7 (3.70m x 2.00m)

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

BEDROOM 4 - 8'11 x 8'11 (2.72m x 2.72m)

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

FAMILY BATHROOM - 7'9 x 6'3 (2.36m x 1.90m)

Tiled flooring, inset bath with mixer taps, pedestal wash hand basin, low level w.c., heated towel rail, opaque window to rear, part tiled to walls, extraction fan and inset down lighters.

SHOWER ROOM - 7'4 x 3'10 (2.24m x 1.17m)

Tiled flooring, shower cubicle with power shower, low level w.c., wash hand basin, opaque window to rear, extraction fan, heated towel rail and inset down lighters.



OUTSIDE:

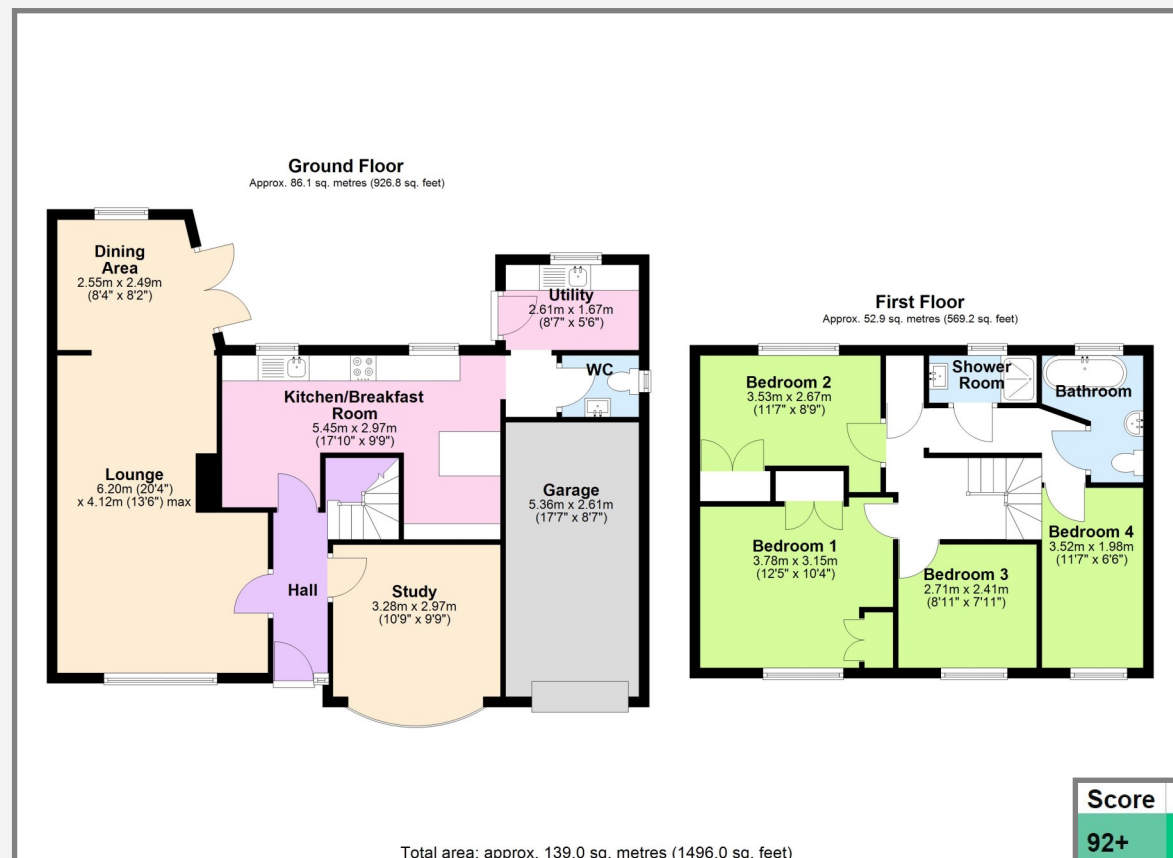
To the rear is an generous and attractive garden. Across the back of the property is a patio area with steps up to a mainly laid to lawn remainder offering established plant borders, decked area, storage shed and outside tap. Gated side access to the front.

GARAGE - 17'7 x 9'3 (5.36m x 5.36m)

'Up & Over' door, light, power and ample storage.

To the front, private driveway with space for two vehicles, plus further lawn space with plant beds.





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

FULL ADDRESS

27 Lea Close, Bishops Stortford, Herts, CM23 5EA

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX BAND

Band G



Instruction by

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Website - www.pestell.co.uk

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.