



PESTELL & Co
ESTABLISHED 1991

14 Lilley Lane, Stortford Fields, Bishops Stortford, Herts

GUIDE PRICE - £490,000

An impressive and immaculately presented three bedroom, semi-detached family home situated on the new Stortford Fields development and within walking distance of local schooling, town and amenities. Only three years since completion, the modern accommodation consists of entrance hallway, living room, fitted kitchen/dining room, utility room and ground floor w.c. On the first floor are the three bedrooms, including an en-suite shower room and the family bathroom. Externally, is a good size, landscaped rear garden plus garage and off street parking to the side.

Part glazed front door with opaque side window into:

Entrance Hallway:

Wood effect laminate flooring, under stairs cupboard, radiator and two ceiling light points. Carpeted staircase to first floor accommodation and door into:

Living Room - 14'6 x 11'3 (4.41m x 3.44m)

Wood effect laminate flooring, feature fireplace, windows to front and side, two radiators and two ceiling light points.

Downstairs W.C.:

Wood effect laminate flooring, low level w.c., pedestal wash hand basin, radiator, extraction fan and ceiling light point.



Outside:

To the rear is a wonderfully landscaped garden, with patio space across the back of the property and raised borders, leading onto laid to lawn remainder. To the top of the garden is a further patio area. Outside lighting, power and tap, gated side access.

Detached Garage: 'Up & Over' door, light and power. Off street parking for two vehicles in front.



FULL ADDRESS

14 Lilley Lane, Stortford Fields, Bishops Stortford, Herts, CM23 2ZJ

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	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/Dining Room - 18'1 x 11'5 (5.51m x 3.49m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink. Integrated oven with 4 ring gas hob and extraction over, integrated dishwasher and fridge/freezer. Window and double doors to rear garden, concealed boiler, radiator, inset down lighters and ceiling light point. Door into:

Utility Room:

Wood effect laminate flooring, work surface with integrated washing machine and units below. Part glazed door to side, radiator, extraction fan and inset down lighters.



First floor landing, carpeted, storage cupboard, radiator, loft access and ceiling light point. Doors into:

Bedroom 1 - 13'5 x 10'9 (5.51m x 3.49m)

Carpeted, window to front, built in double wardrobes, radiator and ceiling light point. Door into:

En-suite Shower Room:

Tiled flooring, double shower cubicle, low level w.c., pedestal wash hand basin, opaque window to side, heated towel rail, extraction fan and ceiling light point.

Bedroom 2 - 10'9 x 9'2 (3.29m x 2.80m)

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

Bedroom 3 - 11'5 x 7' (3.39m x 2.12m)

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

Family Bathroom:

Tiled flooring, panel bath with overhead shower, low level w.c., pedestal wash hand basin. Opaque window to front, heated towel rail, extraction fan and inset down lighters.

