



PESTELL & Co  
ESTABLISHED 1991



## 22 Barley Hills, Thorley Park, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £399,995

An attractive 3 bedroom, mid terrace family home located in the popular Thorley Park development. The accommodation comprises of entrance hallway, open plan living/dining rooms, kitchen, ground floor w.c. the 3 bedrooms and a family bathroom (potential to add a shower cubicle). Externally is a good size rear garden, a single garage and private parking in the front for two vehicles. All within walking distance of local amenities and schooling.

Part glazed front door with sidelight window into:

### Entrance Hallway:

Wood effect laminate flooring, radiator, ceiling light point and doorway into:

### Ground Floor Cloakroom:

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

### Dining Room - 13'2 x 8'4 (4.01m x 2.54m)

Wood effect laminate flooring, window to front, radiators and ceiling light point. Stairs to first floor and open into:



**Outside:**

Externally is a good size rear garden, including patio across the back of the house and a laid to lawn remainder. To the top of the garden is a large storage shed/workshop with light and power, plus further smaller storage shed and gated rear access. Outside tap.

**GARAGE** - 'Up & Over' door, light and power. Driveway for two vehicles.



FULL ADDRESS

22 Barley Hills, Thorley Park, Bishops Stortford, Herts, CM23 4DS

SERVICES

Gas fired central heating, mains electricity, water and drainage

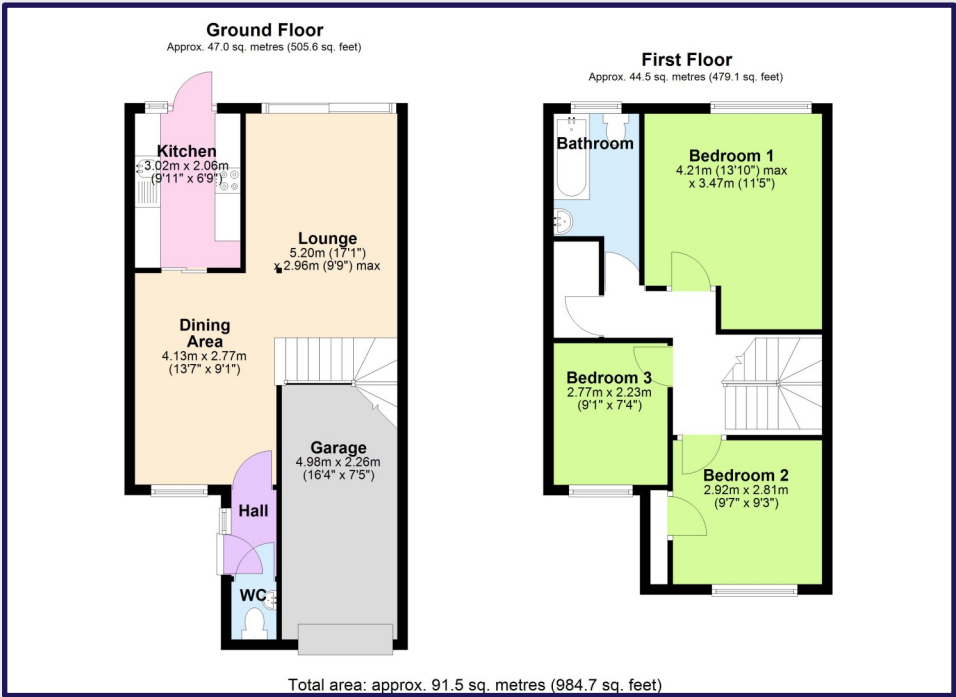
LOCAL AUTHORITY

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

AGENT NOTES

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.

**Living Room - 13'7 x 9'3 (4.14m x 2.82m)**

Wood effect laminate flooring, sliding doors to rear garden, radiators and ceiling light point.



**Kitchen - 10' x 6'4 (3.05m x 1.93m)**

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, 4 ring electric hob with extraction over, integrated fridge/freezer and space for washing machine. Door and window to rear garden, wall mounted 'Combi' boiler and ceiling light point.





First floor landing, wood effect laminate flooring, storage cupboard (large enough to open into the bathroom and add a shower cubicle), loft access ceiling light point.

Doors to all rooms:

**Bedroom 1 - 13'5 x 11'1 (4.09m x 3.38m)**

Wood effect laminate flooring, window to rear, radiator, ceiling light point.

**Bedroom 2 - 9'3 x 8'9 (2.82m x 2.68m)**

Wood effect laminate flooring, window to front, storage cupboard, radiator and ceiling light point.

**Bedroom 3 - 11'8 x 6'10 (3.56m x 2.08m)**

Wood effect laminate flooring, window to front, radiator and ceiling light point.

**Family Bathroom:**

Tiled flooring, inset bath with overhead electric shower, low level w.c., pedestal wash hand basin. Opaque windows to rear heated towel rail and ceiling light point.

