



PESTELL & Co
ESTABLISHED 1991

5 Kiffin Road, St. Michaels Hurst, Bishops Stortford, Herts

GUIDE PRICE - £475,000

An immaculately presented three bedroom, end of terrace home, situated on the St. Michaels Hurst development and within walking distance of local schooling, town and amenities. Built in 2020, the modern accommodation consists of entrance hallway, open plan living space with fitted kitchen 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 rear garden plus garage and off street parking.

Part glazed front door into:

Entrance Hallway:

Amtico flooring, radiator and spotlights. Carpeted staircase to first floor accommodation and door into:

Downstairs W.C.:

Amtico flooring, low level w.c., wash hand basin, opaque window to front radiator, extraction fan and spotlights.

Kitchen - 10'4 x 8' (3.15m x 2.44m)

Amtico flooring, a range of eye and base level units with complementary work surface, breakfast bar and inset sink unit. Integrated oven with 4 ring electric hob and extraction over, integrated dishwasher, washing machine and fridge/freezer. Window with shutters to front, concealed 'Combi' boiler, radiator, inset down lighters. Open into:



Outside:

To the rear there is a patio space across the back of the property, leading onto laid to lawn remainder. Outside lighting and tap, gated side access.

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

Agent Notes: Management company is The Land Trust on behalf of Countryside Properties. The annual charge for the 2025 year was £303.96 plus VAT.

The house is freehold, the garage is leasehold with a term of 999 years from 1/1/2019 and a peppercorn premium.



FULL ADDRESS

5 Kiffin Road, St. Michaels Hurst, Bishops Stortford, Herts, CM23 1FH

SERVICES

Gas fired central heating, mains electricity, water and drainage

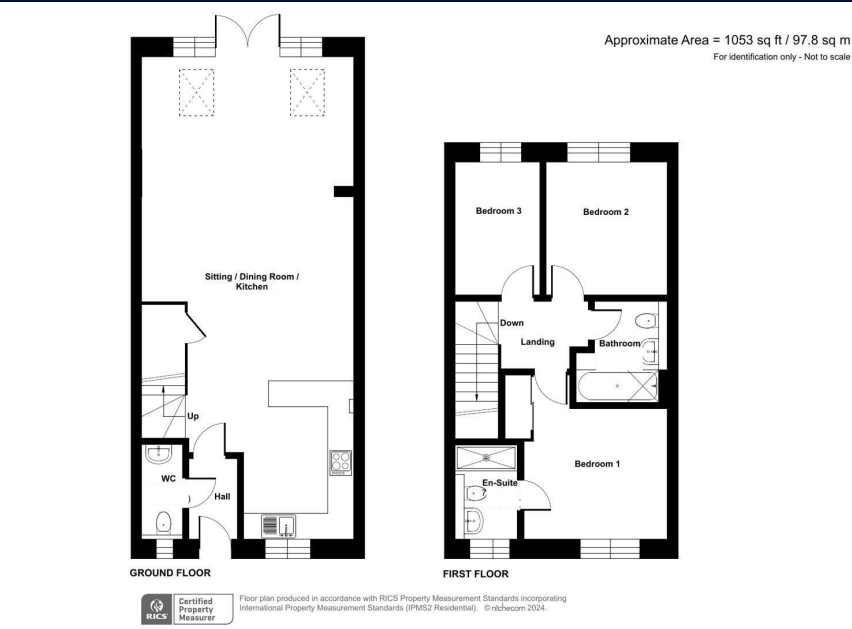
LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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.

Living Room - 24'11 x 15'4 (7.59m x 4.37m)

Amtico flooring, double doors with side windows to rear garden, two Velux windows, under stairs cupboard, two radiators, wall lights and two ceiling light points.



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

Bedroom 1 - 12'4 x 9'11 (3.76m x 3.02m)

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

En-suite Shower Room:

Amtico flooring, double shower cubicle, low level w.c., wash hand basin, opaque window to front, radiator, extraction fan and inset down lighters.

Bedroom 2 - 10'1 x 9'2 (3.08m x 2.80m)

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

Bedroom 3 - 10'1 x 6'10 (3.08m x 2.08m)

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

Family Bathroom:

Amtico flooring, panel bath with overhead shower, low level w.c., wash hand basin. Heated towel rail, extraction fan and inset down lighters.

