



PESTELL & Co
ESTABLISHED 1991

26 Prestwick Drive, Bishop's Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £575,000

A spacious three bedroom detached family home, situated in a popular location. The property comprises entrance hallway, living room leading into a dining room and a conservatory, kitchen and ground floor w.c. Upstairs are the three bedrooms and shower wet room. Externally, there are generous and well stocked rear, South facing, and front gardens, a garage and private driveway to the front. The property is within walking distance of local schools, train station and amenities.

UPVC front door leading into:

ENTRANCE HALLWAY:

Carpeted, dual aspect opaque windows to side, radiator, under stairs cupboard, staircase to first floor, wall lights, ceiling light point and doors to:

GROUND FLOOR W.C.:

Vinyl flooring, low level w.c., wash hand basin, radiator, opaque windows to front and side and ceiling light point.

LIVING ROOM - 15'2 x 13'5 (4.63m x 4.10m)

Carpeted, large bay window to front, feature brick open fireplace, radiator, wall lights and ceiling light point. Archway into:



DINING ROOM - 10'6 x 10'1 (3.20m x 3.07m)

Carpeted, radiator and ceiling light point. Open into:

CONSERVATORY - 10'1 x 8'5 (3.07m x 2.56m)

Carpeted, full height glazed surround with door to rear garden and wall lights.

KITCHEN - 10'6 x 9'5 (3.20m x 2.88m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit with drainer. Space to appliances, under stairs cupboard, door and window to rear, plus opaque window to side, radiator, and ceiling light point.





LANDING AREA:

Carpeted, opaque window to side, access to loft (part boarded, light), ceiling light point and doors leading to:

BEDROOM 1 - 12'1 x 11'8 (3.31m x 3.22m)

Carpeted, window to front, a bank of built in wardrobes, airing cupboard, radiator and ceiling light point.

BEDROOM 2 - 10'10 x 10'7 (3.31m x 3.22m)

Carpeted, window to rear, built in wardrobes, units and drawers plus inset sink, radiator and ceiling light point.

BEDROOM 3 - 8'9 x 7'10 (2.67m x 2.39m)

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

WET ROOM SHOWER ROOM:

Vinyl flooring, walk-in shower, low level w.c., pedestal wash hand basin, two opaque windows to rear, heated towel rail and two ceiling light points.



OUTSIDE:

To the rear is a generous and attractive South facing garden. Across the back of the property is a patio area leading to a laid to lawn remainder offering established plant borders and mature trees. To the top of the garden is a separate space with further plant beds and greenhouse. Outside tap, door into the garage, gated side access to the front.

GARAGE - Double opening doors, light, power. Wall mounted boiler. Door and window to rear garden.

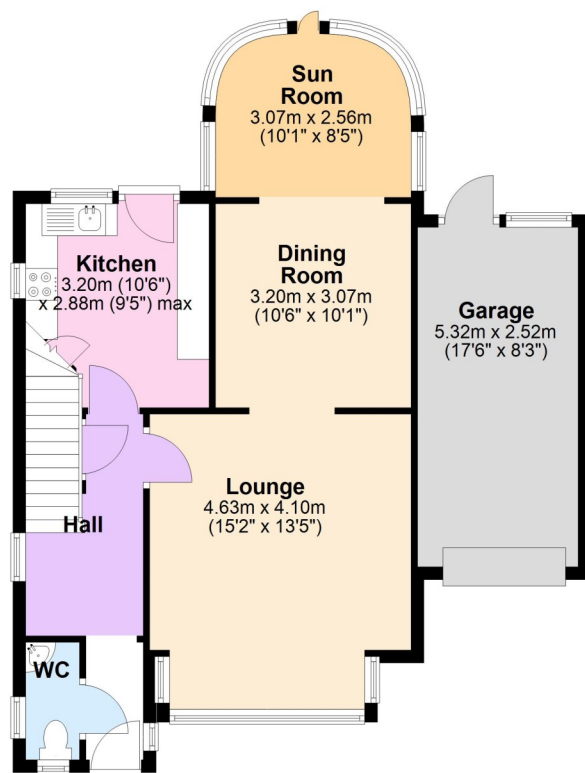
To the front, private driveway with space for three vehicles, plus further lawn space with well stocked beds.





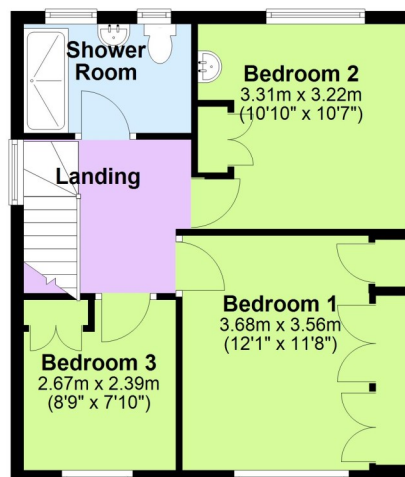
Ground Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

FULL ADDRESS

26 Prestwick Drive, Bishops Stortford, Herts, CM23 5ES.

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 E



Instruction by

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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.