



PESTELL & Co
ESTABLISHED 1991

18 Abbots Way, Thorley Park, Bishops Stortford, Herts.

GUIDE PRICE - £585,000

A beautifully presented four bedroom link-detached family home, located in the popular Thorley Park development. The spacious living accommodation has been extended and comprises of entrance hallway, living room, a fabulous open plan kitchen/family room/dining area, utility room, study/playroom and downstairs cloakroom. With the four bedrooms and bathroom upstairs. Externally there is an attractive, landscaped rear garden, plus 2/3 garage space and driveway in front.

Part glazed front door into:

ENTRANCE HALLWAY - 17'4 (5.28m) in length

Tiled flooring, double glazed window to front, radiator and inset down lighters. Carpeted stairs leading to first floor accommodation.

DOWNSTAIRS CLOAKROOM:

Tiled flooring, low level w.c., wash hand basin, opaque, double glazed window to side, radiator and ceiling light point.

LIVING ROOM - 15'2 x 12'4 (4.62m x 3.76m)

Carpeted, double glazed window to front, radiator, feature stone fireplace and ceiling light point.

STUDY/PLAYROOM - 10'3 x 7'5 (3.13m x 2.25m)

Amtico flooring, double glazed window to side, radiator and ceiling light point.



OPEN PLAN KITCHEN/DINER/FAMILY ROOM -

'L-SHAPED' 22'6 x 21'8 (6.86m x 6.62m) max

Tiled flooring and under floor heating, a range of eye and base level units with complementary granite work surface, stainless steel sink unit. Built-in double oven, induction hob with extraction fan over, integral dishwasher and microwave, space for fridge/freezer. Breakfast bar unit, splash back tiles and inset down lighters. Open into:

FAMILY ROOM/DINING AREA:

Tiled flooring with under floor heating, double glazed, bi-folding doors opening to the rear garden, 3 'Velux' windows, inset down lighters and door into:

UTILITY ROOM - 11'2 x 8'3 (3.41m x 2.50m)

Tiled flooring, built in units, complementary work surface and inset sink unit. Space and plumbing for washing machine and tumble dryer, radiator and 'Combi' boiler (installed 2021), newly installed manifold for under floor heating and inset down lighters. Door and window to garden, plus door into garage.





Carpeted stairs to first floor accommodation with double glazed window to side.

LANDING AREA:

Carpeted, cupboard, loft access (ladder, part boarded, light), ceiling light point and door to:

BEDROOM 1 - 11'9 x 9'5 (3.58m x 2.86m)

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

BEDROOM 2 - 12'7 x 8'3 (3.85m x 2.52m)

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

BEDROOM 3 - 9'8 x 9'8 (2.95m x 2.95m)

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

BEDROOM 4 - 9'9 x 7'3 (2.97m x 2.20m)

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

FAMILY BATHROOM:

Fully tiled, panel bath with showers over, low level w.c., wash basin with cupboard under, double glazed, opaque window to rear, heated towel rail and ceiling light point.



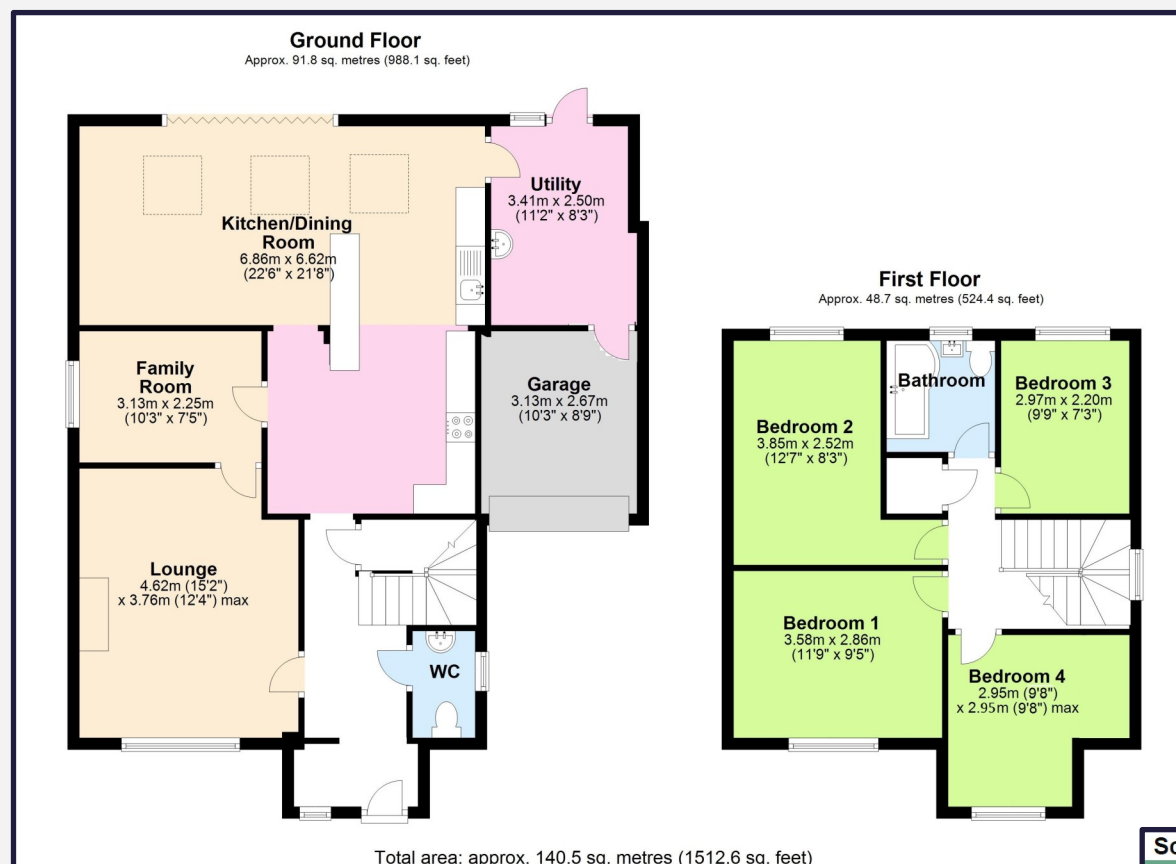
OUTSIDE:

To the rear is a ample garden, which has been landscaped, offering a patio space running across the rear of the property. The remainder of the garden is mainly laid to lawn with plant borders as well as a circular patio seating area to one corner of the garden. Side gated access to the front of the property.

GARAGE SPACE - 10'3 x 8'9 (3.13m x 2.67m) 2/3rd sized, 'Up and Over' door, light and power laid on plus storage above.

Block paved driveway with space for a vehicle.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

18 Abbotts Way, Thorley Park, Bishops Stortford, Herts, CM23 4JE

SERVICES

Gas fired central heating, Mains electricity, water, drainage

LOCAL AUTHORITY

East Herts District 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.