



PESTELL & Co
ESTABLISHED 1991

80 Stortford Hall Park, Bishop's Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £650,000

A spacious four bedroom detached family home, situated in a popular location. The property offers a great opportunity for updating and extension (STPP) and comprises entrance hallway, living room, dining room, kitchen and ground floor shower room. Upstairs are the four bedrooms and bathroom. Externally, there are large rear garden (approx. 150ft. In length), a garage and private driveway to the front. The property is within walking distance of local prestigious schools, train station and town amenities.

Glazed, opaque front door with side window leading into:

ENTRANCE HALLWAY:

Carpeted, radiator, staircase to first floor, ceiling light point and doors to:

GROUND FLOOR SHOWER ROOM:

Tiled flooring, shower cubicle, low level w.c., wash hand basin, radiator, opaque window to side, extraction fan and ceiling light point.

LIVING ROOM - 22' x 12'5 (6.72m x 3.80m)

Carpeted, window to front and sliding doors to rear garden, feature brick fireplace, two radiators and two ceiling light points. Door into:



DINING ROOM - 16' x 12'7 (4.87m x 3.84m)

Carpeted, sliding doors to rear garden, window to side, two radiators and two ceiling light points. Door into:

KITCHEN - 12'7 x 8' (3.84m x 2.45m)

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink with drainer. Space to appliances, door and window to side, window into dining room, floor mounted boiler, and ceiling light point.





LANDING AREA:

Carpeted, access to loft (ladder, light), airing cupboard, ceiling light point and doors leading to:

BEDROOM 1 - 12'5 x 10'10 (3.80m x 3.30m)

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

BEDROOM 2 - 12'5 x 10'1 (3.80m x 3.07m)

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

BEDROOM 3 - 10' x 6'7 (3.05m x 2.01m)

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

BEDROOM 4 - 7'2 x 6'7 (2.20m x 2.01m)

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

BATHROOM:

Vinyl flooring, panel bath with telephone shower attachment, low level w.c., pedestal wash hand basin, opaque window to side , radiator, tiled walls and ceiling light point.



OUTSIDE:

To the rear is a very generous garden, approximately 150ft. In length. Across the back of the property is a patio area leading to a laid to lawn remainder, there is a further space to the top of the garden (where a historic railway line ran) with mature trees. Storage shed, outside tap, light and door into the garage, gated side access to the front.

GARAGE - Double opening doors, light, power. Door to rear garden.

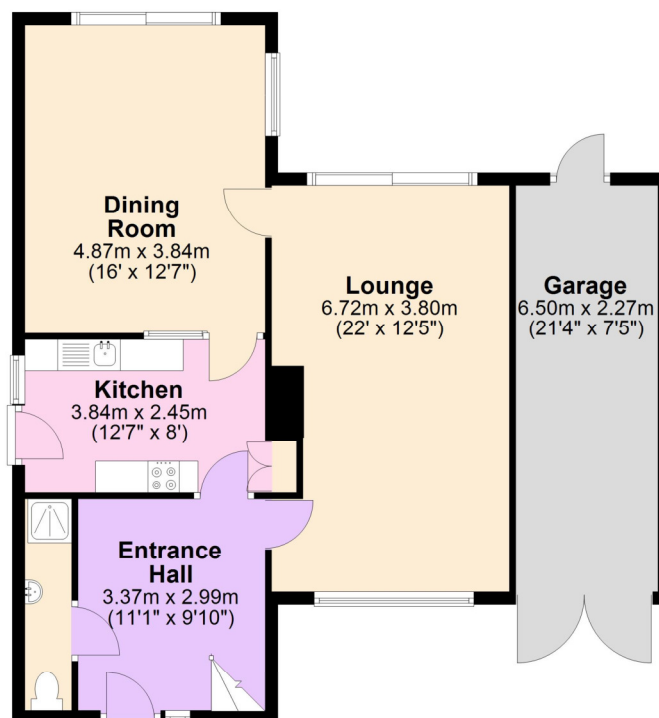
To the front, private driveway, plus further lawn space.





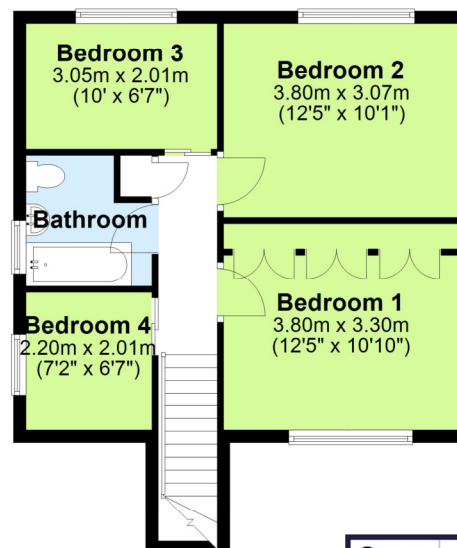
Ground Floor

Approx. 83.5 sq. metres (898.9 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

80 Stortford Hall Park, Bishops Stortford, Herts, CM23 5AN.

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 F



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.