



## 8 Lea Close, Bishops Stortford, Herts.

GUIDE PRICE - £650,000

*A thoughtfully presented and spacious 4/5 bedroom family home, situated in a quiet cul-de-sac location. The extended accommodation comprises sitting room, living room, large kitchen/dining room, utility room, study/downstairs bedroom and ground floor shower room. Upstairs are four double bedrooms, an en-suite shower room and family bathroom. Externally there is a well presented, un-overlooked rear garden, with a spacious garage and private parking for four vehicles. The property is within walking of local schools, train station and amenities.*

Part glazed door with opaque side windows leading to:

### ENTRANCE PORCHWAY:

Vinyl flooring, inset down lighters. Part glazed door into:

### SITTING ROOM - 15'5 x 12'8 (4.70m x 3.86m)

Wood effect laminate flooring, window to front, storage cupboard, radiator and wall lights. Carpeted stairs to first floor accommodation and doors to all rooms.

### LIVING ROOM - 21'2 x 10'1 (6.45m x 3.07m)

Wood effect laminate flooring, window to front and double opening doors to rear garden, two radiators, wall light and ceiling light point.



#### **GROUND FLOOR SHOWER ROOM:**

Vinyl flooring, walk-in shower cubicle, low level w.c., wash hand basin, radiator, opaque window to rear, extraction fan and inset down lighters.

#### **STUDY/BEDROOM 5 - 9' x 8' (2.74m x 2.44m)**

Wood effect laminate window to rear, radiator, wall mounted 'Combi' boiler and ceiling light point.

#### **KITCHEN/DINER - 19' x 12'9 (5.79m x 3.89m)**

Tiled flooring, a range of eye and base level units with complementary work surfaces and inset sink unit with drainer. Breakfast island with storage under, space for oven with extraction over, space for fridge/freezer and dishwasher, windows to front and rear, radiator, ceiling light point and inset down lighters. Door into:

#### **UTILITY ROOM - 10'5 x 8'6 (3.16m x 2.59m)**

Vinyl flooring, a range of eye and base level units with complimentary work surface, space for washing machine, doors to rear garden and garage, radiator, extraction fan and inset down lighters.





#### **LANDING AREA:**

Carpeted, access to loft (light), opaque window to side, four ceiling light points and doors leading to:

#### **BEDROOM 1 - 12'9 x 12'2 (3.89m x 3.71m)**

Carpeted, window to front, radiator and ceiling light point. Walk-in wardrobe with clothes storage, opaque window to rear and ceiling light point.

#### **EN-SUITE SHOWER ROOM:**

Vinyl flooring, double shower cubicle, low level w.c., wash hand basin, opaque window to rear, extraction fan, heated towel rail and inset down lighters.

#### **BEDROOM 2 - 11'6 x 10' (3.51m x 3.05m)**

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

#### **BEDROOM 3 - 13' x 8'1 (3.96m x 2.46m)**

Carpeted, window to rear, built in wardrobe, radiator and ceiling light point.

#### **BEDROOM 4 - 12'7 x 8'6 (3.84m x 2.59m)**

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

#### **FAMILY SHOWER ROOM:**

Vinyl flooring, freestanding bath with shower attachment, wash hand basin, low level w.c., radiator, window to rear and inset down lighters.





### OUTSIDE:

To the rear is an attractive, un-overlooked garden. Across the back of the property are a patio area and raised decked area continuing up one side. The remainder is mainly laid to lawn, offering views over Bishops Stortford. Outside lighting and tap. To the side, gated access to the front.

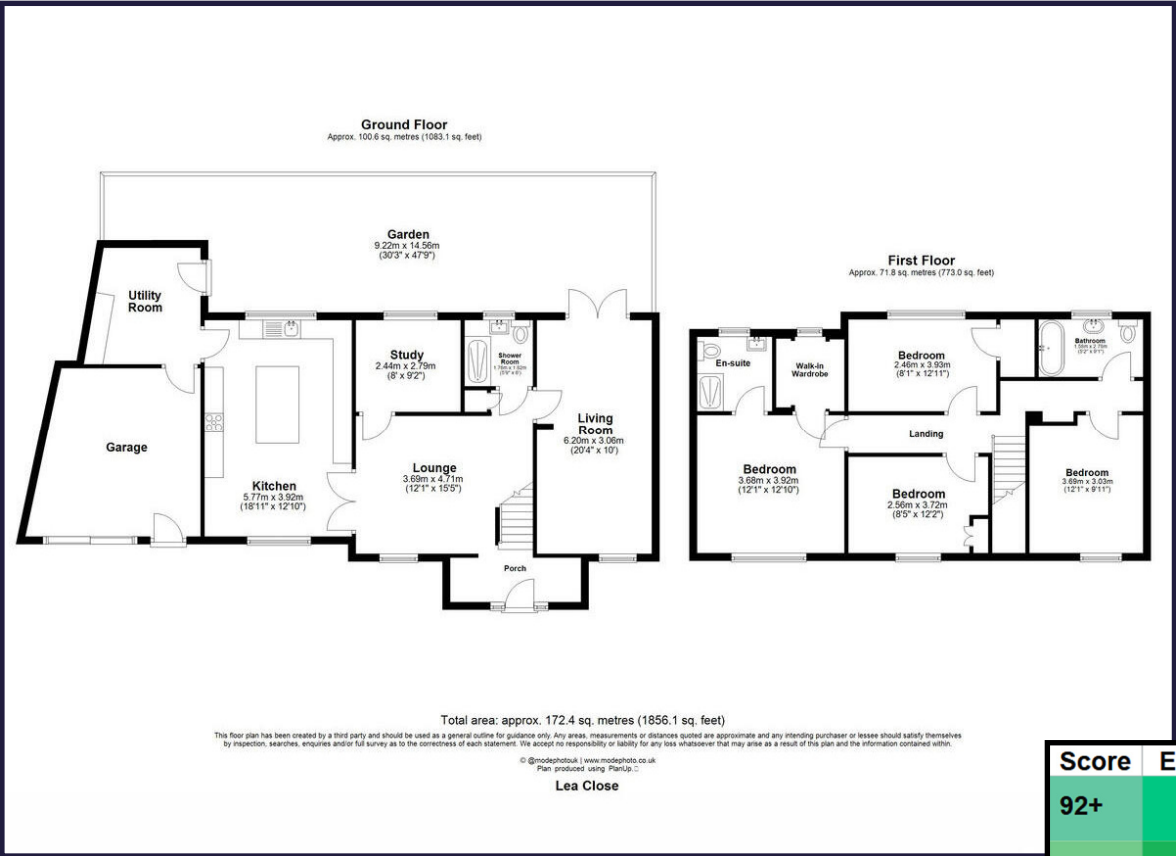
### **GARAGE - 15'3 x 12'10' (4.65m x 3.91m)**

Roller door, light, power and ample storage. Doors to the front and utility room.

To the front, private parking with space for 4 vehicles, plus a decoratively laid shingle area with flower and shrub beds.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

8 Lea Close, Bishops Stortford, Herts, CM23 5EA

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

Mark Hoddle - Director  
Office Line - 01279 656400  
Direct Line - 01279 798464  
Email - [markhoddle@pestell.co.uk](mailto:markhoddle@pestell.co.uk)  
Website - [www.pestell.co.uk](http://www.pestell.co.uk)

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.