



PESTELL & Co
ESTABLISHED 1991

Westcroft, Park Road, Elsenham, Bishops Stortford, Herts, CM22 6DF.

No Onward Chain

Guide Price - £850,000

A fantastically presented 4 bedroom, detached chalet bungalow, tucked away on a gated, private road. The versatile accommodation has been extended and improved throughout by the current owners and comprises entrance hallway, living room, kitchen/dining room, utility room, study, 3 ground floor bedrooms, one with an en-suite and a ground floor bath/shower room. Whilst upstairs is the master bedroom suite including en-suite shower room. The 3/4 of an acre plot includes very generous, private rear garden, detached double garage (with workshop) and extensive parking to the front through electric gates. Ideally situated in a central village location within walking distance of local primary schooling, train station and amenities.

Part glazed front door with storm porch over into:

ENTRANCE HALLWAY - 28'3 x 5'7 (8.61m x 1.70m)

Oak flooring, storage cupboard, radiator, coving to ceiling, 3 ceiling light points, carpeted stairs to first floor accommodation and door into:

BEDROOM 3 - 13'3 x 12'2 (4.03m x 3.71m)

Wood effect laminate flooring, double glazed, bay window to front, radiator, coving to ceiling and ceiling light point.



BEDROOM 2 - 13'2 x 12'3 (4.01m x 3.73m)

Carpeted, double glazed, bay window to front, a bank of built in wardrobes, radiator, coving to ceiling and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Fully tiled, double shower cubicle, low flush w.c, wash hand basin with cupboard under, double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.



FAMILY ROOM/BEDROOM 4 - 11'5 x 9'1 (4.70m x 2.77m)

Oak flooring, double glazed window to side, under stairs cupboard, radiator, coving to ceiling and ceiling light point.

FAMILY BATHROOM - 11'9 x 6'4 (3.58m x 1.93m)

Fully tiled, Jacuzzi bath with shower attachment, separate shower cubicle, wash hand basin with cupboard under, low level w.c., double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.

STUDY - 12' x 6'10 (3.76m x 2.08m)

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

LIVING ROOM - 21'4 x 12'3 (6.50m x 3.73m)

Carpeted, 2 sets of double glazed, patio doors to rear garden, radiator, coving to ceiling, wall lights and ceiling light point.



LANDING AREA:

Carpeted, 'Velux' window overlooking rear garden, radiator, ceiling light point and door leading to:

MASTER BEDROOM - 16'7 x 13'4 (5.05m x 4.06m)

Carpeted, double glazed window to front, 'Velux' window. Walk in wardrobe (ample storage space, onto further loft space), storage to the eaves, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, shower cubicle, low flush w.c, wash hand basin, 'Velux' window, heated towel rail, airing cupboard (housing the boiler) extraction fan and ceiling light point.





KITCHEN/DINING ROOM - 18'11 x 16'11 max (5.77m x 5.16m)

Wood effect laminate flooring, a range of eye and base level units with granite work surface, inset sink. Central island with granite work surface and wine cooler below, built in double oven, 4 ring gas hob and extraction over, integral dishwasher. Dual aspect, double glazed windows to side and rear, plus patio doors to rear garden, radiator, coving to ceiling, under lighting and inset down lighters. Door into:

UTILITY ROOM - 8'6 x 8'1 (2.59m x 2.46m)

Wood effect laminate flooring, eye and base level units, granite work surface with inset sink. Space and plumbing for washing machine and tumble dryer, 'American style' fridge/freezer. Double glazed door to side and window to front, coving to ceiling and ceiling light point.



OUTSIDE:

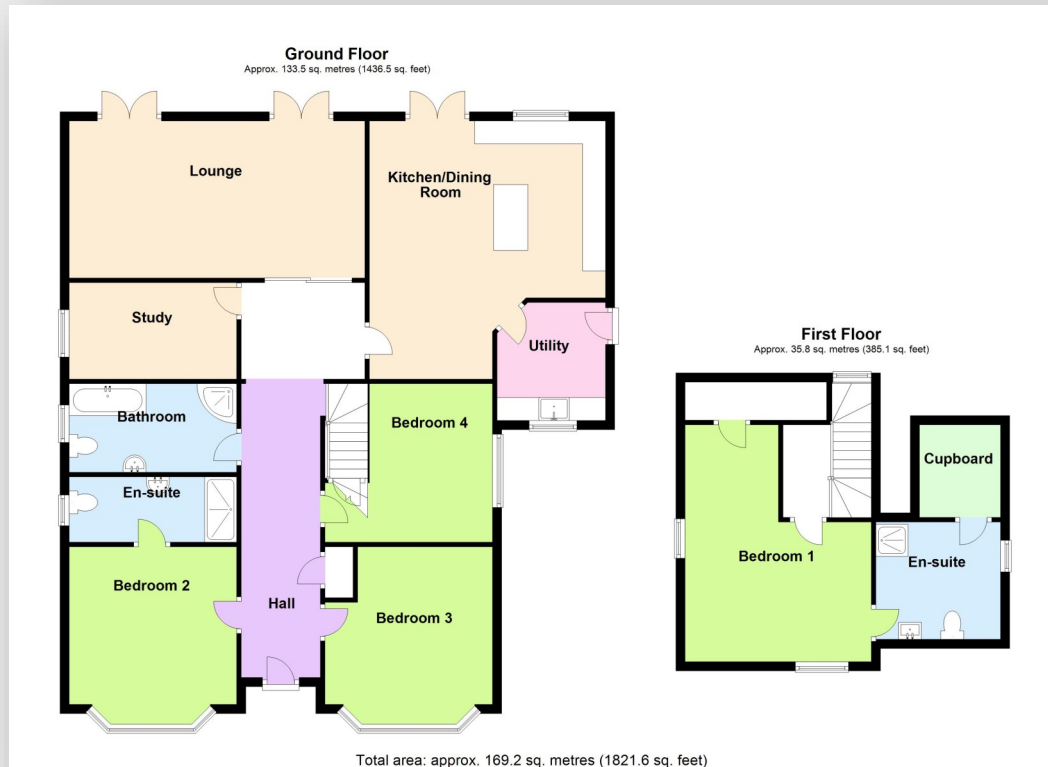
Sitting on an overall plot of 3/4 of an acre with property has ample space to all sides. To the rear, step out onto a generous patio area, incorporating raised borders and pond. The remainder of this private garden is mainly laid to lawn with mature trees, including a pergola space, greenhouse and large timber storage shed. Outside tap, power and lighting.

DETACHED DOUBLE GARAGE - 19'8 x 18'4 (5.99m x 5.59m)

Electric roller door, light and power and storage to the eaves. The rear section is set up as a fully functional workshop (18'2 x 6'7) with single door and window to the garden.

To the front, access via double opening electric gates to a substantial hardstanding driveway, which leads to both sides of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gas fired central heating, Mains electricity, water and drainage

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER

Band F

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.