



PESTELL & Co
ESTABLISHED 1991

21 Northgate End, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £799,995

An appealing, four/five bedroom Edwardian detached home, situated in the sought after North West area of town. The versatile accommodation comprises of entrance hallway, study, generous living/dining room, kitchen/breakfast room and ground floor cloakroom. On the first floor are the four bedrooms, an en-suite shower room and family bathroom, as well as a self contained basement bedroom with en-suite shower room. Externally there is courtyard garden space and private parking to the front and side. Centrally located within walking distance of local schooling, the town centre and train station.

Front door with porch over:

Entrance Hallway:

Carpeted, under stairs cupboard, radiator and inset down lighters. Carpeted stairs to first floor accommodation and door into:

Study - 11'9 x 9'5 (3.58m x 2.87m)

Carpeted, sash window to front, cast iron fireplace, radiator and ceiling light point.

Living/Dining Room - 24'7 x 11' (7.59m x 3.35m)

Carpeted, sash window to front, patio doors to rear garden, radiators and 3 ceiling light points.



Kitchen / Breakfast Room - 12'9 x 11'10 (3.89m x 3.61m)

Tiled flooring, a range of eye and base level units with complementary work surface, breakfast bar and inset sink. Bult in oven with 4 ring electric hob, integral dishwasher and space for fridge/freezer and washing machine. Glazed door and window to side, radiator, inset down lighters. Door into:

Inner hallway - Tiled flooring, built in shelving and ceiling light point. Door into:

Downstairs W.C.:

Tiled flooring, low level w.c., wash hand basin and ceiling light point.



First floor landing, carpeted, sash window to front and ceiling light point. Doors into:

Bedroom 1 - 12'4 x 10'11 (3.76m x 3.33m)

Carpeted, sash window to front, 2 radiators and inset down lighters. Archway into:

En-suite Shower Room

Tiled flooring, double shower cubicle, low level w.c., pedestal wash hand basin, inset down lighters.

Bedroom 2 - 12' x 9'2 (3.66m x 2.79m)

Carpeted, window to side, fireplace, wash basin, radiator, ceiling light point.

Bedroom 3 - 11'8 x 8'3 (3.56m x 2.51m)

Carpeted, sash window to front, wash basin, radiator and ceiling light point.

Bedroom 4 - 12' x 7'10 (3.66m x 2.39m)

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

Family Bathroom:

Tiled flooring, 'P-shaped' bath with shower attachment, low level w.c., wash hand basin. Opaque window to side, heated towel rail, part tiled walls and inset down lighters.



To the side of the property, stairs down to and private door into:

Basement Bedroom - 14' x 12' (4.26m x 3.66m)

Carpeted, work surface with inset sink unit, space for fridge, cupboard housing the boiler, storage cupboard, radiator and inset down lighters. Door to:

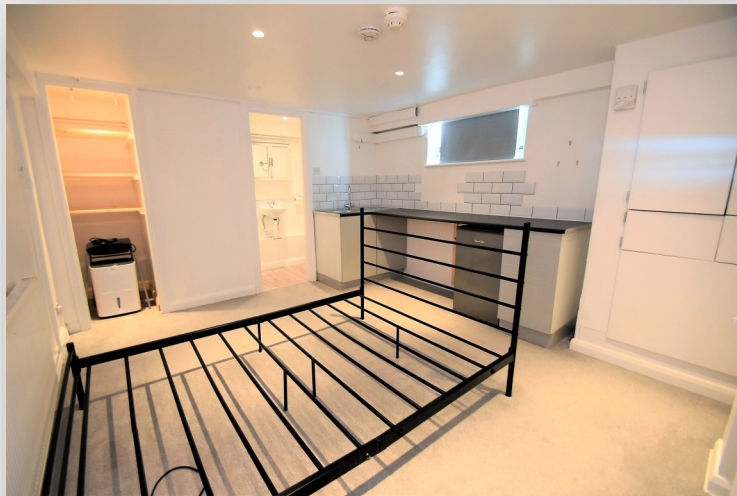
En-suite Shower Room:

Vinyl flooring, shower cubicle, low level w.c., wash hand basin and inset down lighters.

Outside:

To the rear is a low maintenance, courtyard garden, with access down one side of the house.

Hardstanding private parking with space for 3 vehicles to the front, with EV charger. Additional private parking to the side, previously garden space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

21 Northgate End, Bishops Stortford, Herts, CM23 2ET.

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ.

COUNCIL TAX BAND

Band F

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.



IMPORTANT NOTICE

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.