



PESTELL & CO  
ESTABLISHED 1991

19 Randall Lane, St. Michaels Hurst, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £699,995

*A beautifully presented four bedroom townhouse located on the popular residential development of St Michaels Hurst. Finished to a high standard throughout and improved by the current owner, the property overlooks a Country Park. The modern, spacious accommodation is arranged over three floors and consists of; entrance hallway, open plan kitchen/dining/family room, ground floor w.c., on the first floor is a large living room, two bedrooms and a bathroom and on the top floor is two further bedrooms, an en-suite shower room and roof terrace. Externally the property enjoys a landscaped rear garden, garage and parking. The property is within walking distance of excellent leisure facilities and local schooling, as well as the mainline station and town.*

Part glazed front door with side window into:

**ENTRANCE HALLWAY :**

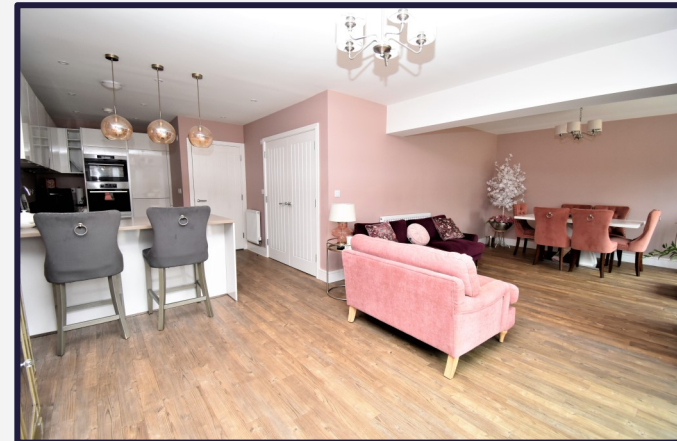
Amtico flooring, radiator, inset down lighters. Carpeted stairs with wall panelling leading to first floor accommodation. Door into garage.

**DOWNSTAIRS CLOAKROOM:**

Amtico flooring, low level w.c., wash hand basin, opaque window with shutters to front, heated towel rail, extraction fan and spotlights.

**KITCHEN/DINING/FAMILY ROOM - 24'11 x 23'10 (7.59m x 7.26m) max**

Amtico flooring, a range of eye and base level units with Caesarstone work surface and inset sink unit. Built-in double oven, induction hob with extraction fan over, integral dishwasher, fridge/freezer. Twos sets of patio doors with side windows to rear garden, large larder cupboard, TV unit, three radiators, ceiling light points and inset down lighters.



**LANDING AREA:**

Carpeted, radiator, large cupboard, wall panelling two ceiling light points. Carpeted stairs with wall panelling to second floor and doors to:

**LIVING ROOM - 32'3 x 10'11 (9.84m x 3.34m)**

Carpeted, windows to front and rear with shutters, TV unit with electric fire below, two radiators and three ceiling light point.

**BEDROOM 2 - 13'4 x 9'4 (4.07m x 2.81m)**

Carpeted, window to rear with shutters, built in double wardrobes, radiator and ceiling light point.



**BEDROOM 3 - 13'4 x 7'10 (4.07m x 2.38m)**

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

**FAMILY BATHROOM:**

Vinyl flooring, panel bath with overhead shower, low level w.c., wash basin, heated towel rail, extraction fan and inset down lighters.



**LANDING AREA:**

Carpeted, wall panelling, loft access, ceiling light point. Door to roof terrace and doors to:

**BEDROOM 1 - 12'7 x 10'6 (3.84m x 3.20m)**

Carpeted, window to front with shutters, built in triple wardrobes, radiator and two ceiling light points. Door into:

**EN-SUITE SHOWER ROOM:**

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

**BEDROOM 4 - 13'4 x 9'3 (4.07m x 2.81m)**

Carpeted, window to rear with shutters, built in double wardrobes, radiator and ceiling light point.

**OPEN AIR TERRACE** - paved with views over the park and lighting.



**OUTSIDE:**

To the rear is a beautifully landscaped garden, offering patio space across the back of the house. Step up to the mainly Astroturf remainder incorporating raised borders. Outside light, power.

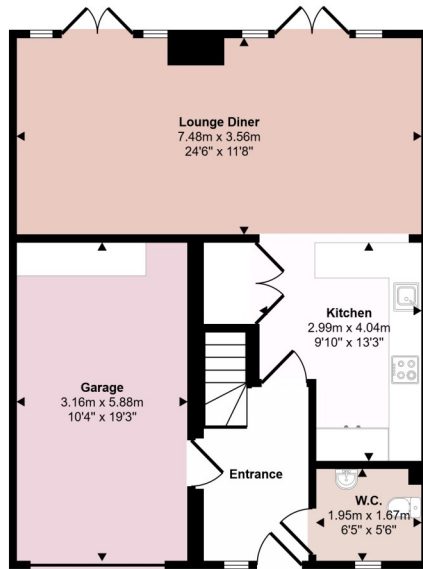
Garage - 19'5 x 10'4 Electric door, light and power. Space for washing machine and tumble dryer. Parking in front.

Service Charge - £41 per month for communal areas.

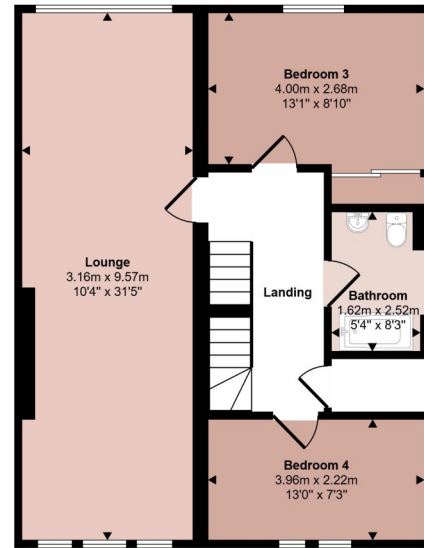




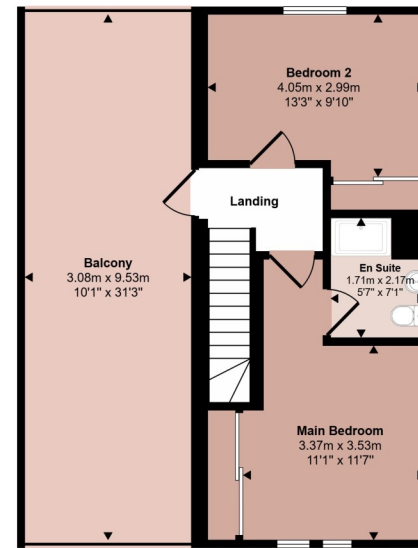
Approx Gross Internal Area  
182 sq m / 1956 sq ft



Ground Floor  
Approx 72 sq m / 773 sq ft



First Floor  
Approx 71 sq m / 765 sq ft



Second Floor  
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

19 Randell Lane, St. Michaels Hurst, Bishops Stortford, Herts, CM23 1ET.

SERVICES

Gas fired central heating, Mains electricity, water, cesspool

LOCAL AUTHORITY

East Herts District Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX BAND

Band F



Office Line - 01279 656400  
Email - [post@pestell.co.uk](mailto:post@pestell.co.uk)  
Website - [www.pestell.co.uk](http://www.pestell.co.uk)

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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.