



PESTELL & Co.
ESTABLISHED 1991

Moorlands, Thorley Lane, Bishops Stortford, Herts.

GUIDE PRICE - £525,000

A wonderfully presented, Grade II listed, four bedroom period home, which dates back to the 17th Century. Full of character and charm, with original features and a contemporary feel improved by the current owners, the accommodation comprises entrance porch, living room, dining room, conservatory, kitchen, utility and ground floor cloakroom. The first floor includes three bedrooms and a family bathroom, whilst on the top floor is a further bedroom. Externally is a good size, mature rear garden and private gated driveway for four vehicles to the front. Located on the southern end of Bishops Stortford.

Stable door into:

Entrance Porch:

Vinyl flooring, ceiling light point and glazed door into:

Living Room - 14'9 x 10'10 (4.50m x 3.30m)

Vinyl flooring, window to front, open fireplace with tiled hearth, radiator and ceiling light point. Double opening doors into:

Conservatory - 12'7 x 7'5 (3.84m x 2.26m)

Vinyl flooring, glazed surround and double opening doors to rear garden and ceiling light point.



Dining Room - 14' x 9'7 (4.27m x 2.92m)

Vinyl flooring, window to front, radiator, wall lights. Carpeted stairs to first floor and door into:

Kitchen - 11'11 x 10'4 (3.63m x 3.15m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, 4 ring gas hob with extraction, fridge, freezer and space for dishwasher. Part glazed door and window to side, window to front, radiator and spotlights.

Utility Room:

Vinyl flooring, work surface and wall units, space for washing machine, wall mounted boiler, window to rear and ceiling light point. Door into:

Downstairs W.C.

Vinyl flooring, low level w.c., wash basin, opaque window to side and ceiling light point.



First floor landing, carpeted, window to rear, airing cupboard, door to stairs to second floor and two ceiling light points. Doors into:

Bedroom 1 - 15'4 x 11'7 (4.67m x 3.53m)

Carpeted, windows to front and rear, feature fireplace, radiator and ceiling light point.

Bedroom 3 - 11'5 x 7'11m (3.48m x 2.41m)

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

Bedroom 4 - 10'1 x 8'10 (3.07m x 2.69m)

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

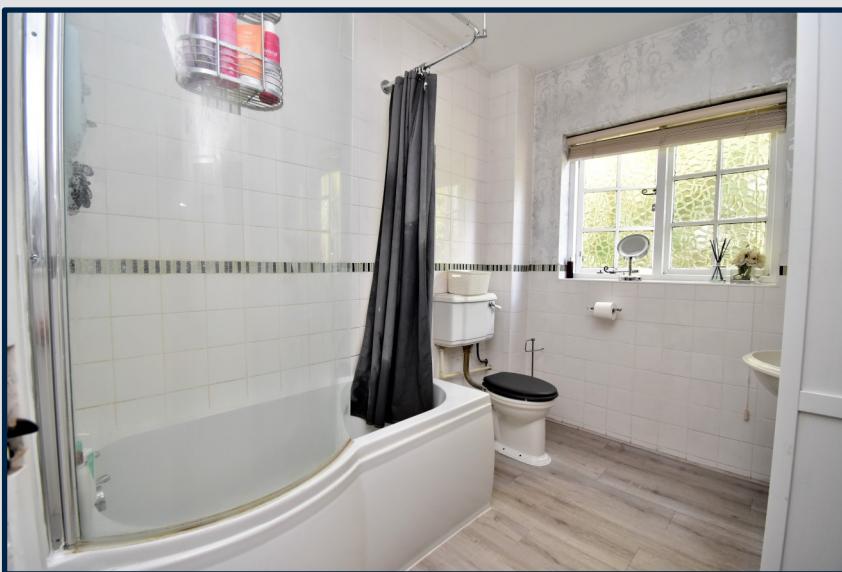
Family Bathroom:

Vinyl flooring, 'P-shaped' panel bath with shower attachment over, low level w.c. and pedestal wash hand basin. Opaque window to side, heated towel rail and ceiling light point.

Carpeted stairs to second floor:

Bedroom 2 - 20'11 x 9'4 (6.38m x 2.84m)

Carpeted, Velux window, loft access and two ceiling light points.

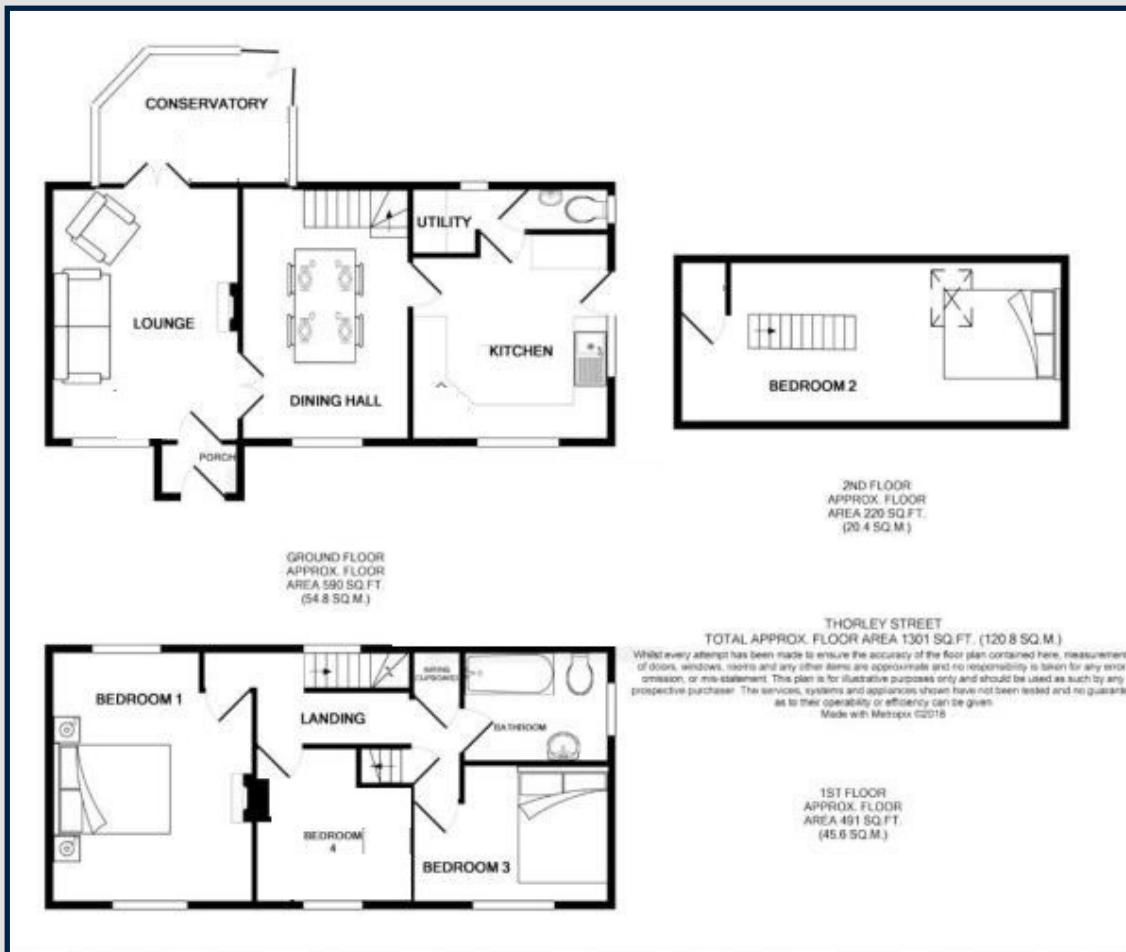


Outside:

To the rear is a good size garden, paved space across the back of the property with steps leading up to a mainly laid to lawn remaindered with mature trees and shrubs. To the top of the garden is a decked seating area and fenced storage space. To the side is a further paved, covered seating space and gated access to the front. Large timber storage shed with light and power. Outside tap and light.

To the front, gated hardstanding driveway with space for four vehicles.





GENERAL REMARK & STIPULATIONS

FULL ADDRESS

Moorlands. Thorley Street, Bishops Stortford, Herts, CM23 4AS.

SERVICES

Gas fired central heating, mains electricity, sewage, water

LOCAL AUTHORITY

East Herts Council, Navigation House, Riverside, Bishop's Stortford, CM23 3AS

COUNCIL TAX BAND

Band D



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.