



PESTELL & Co
ESTABLISHED 1991

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

NO ONWARD CHAIN

GUIDE PRICE - £699,995

A modern and fantastically presented four bedroom townhouse. Extended by the current owners, 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 very generous living room, two bedrooms and a bathroom and on the top floor are two further bedrooms, an en-suite shower room and roof terrace. Externally is an attractive rear garden, spacious garage and parking in front. Located on the popular residential development of St Michaels Hurst, with views of a Country Park, 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 leading to first floor accommodation. Door into garage.

DOWNSTAIRS CLOAKROOM:

Amtico flooring, low level w.c., wash hand basin, opaque window to front. Cupboard housing the boiler, heated towel rail, extraction fan and spot-lights.

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, washing machine and fridge/freezer. Two sets of Bi-fold' doors with side windows to rear garden, feature log burner, large cupboard, radiator, ceiling light points and inset down lighters.



LANDING AREA:

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

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

Carpeted, windows to front and rear, two radiators and three ceiling light points.

BEDROOM 2/CINEMA ROOM - 13'4 x 9'4 (4.07m x 2.81m)

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

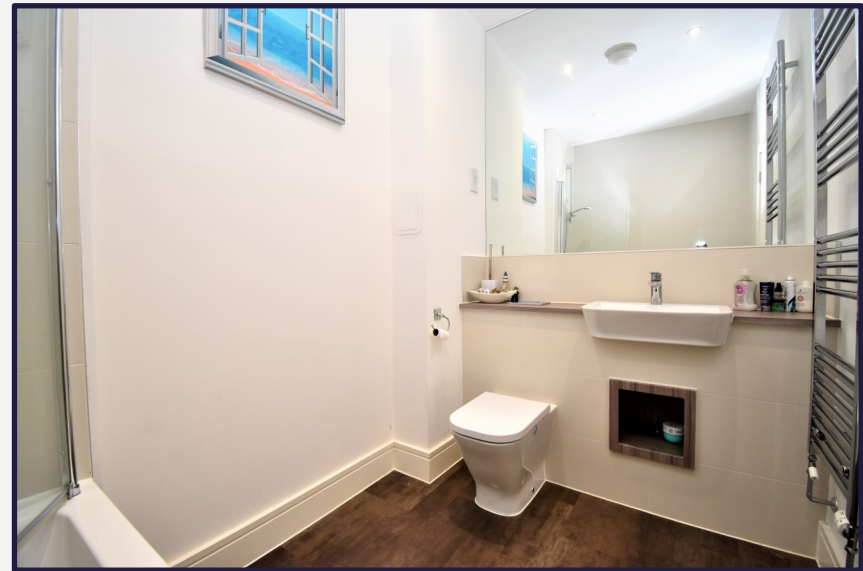


BEDROOM 4 - 13'4 x 7'10 (4.07m x 2.38m)

Carpeted, window to front, 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, loft access (boarded, light), 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, 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 3 - 13'4 x 9'3 (4.07m x 2.81m)

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

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



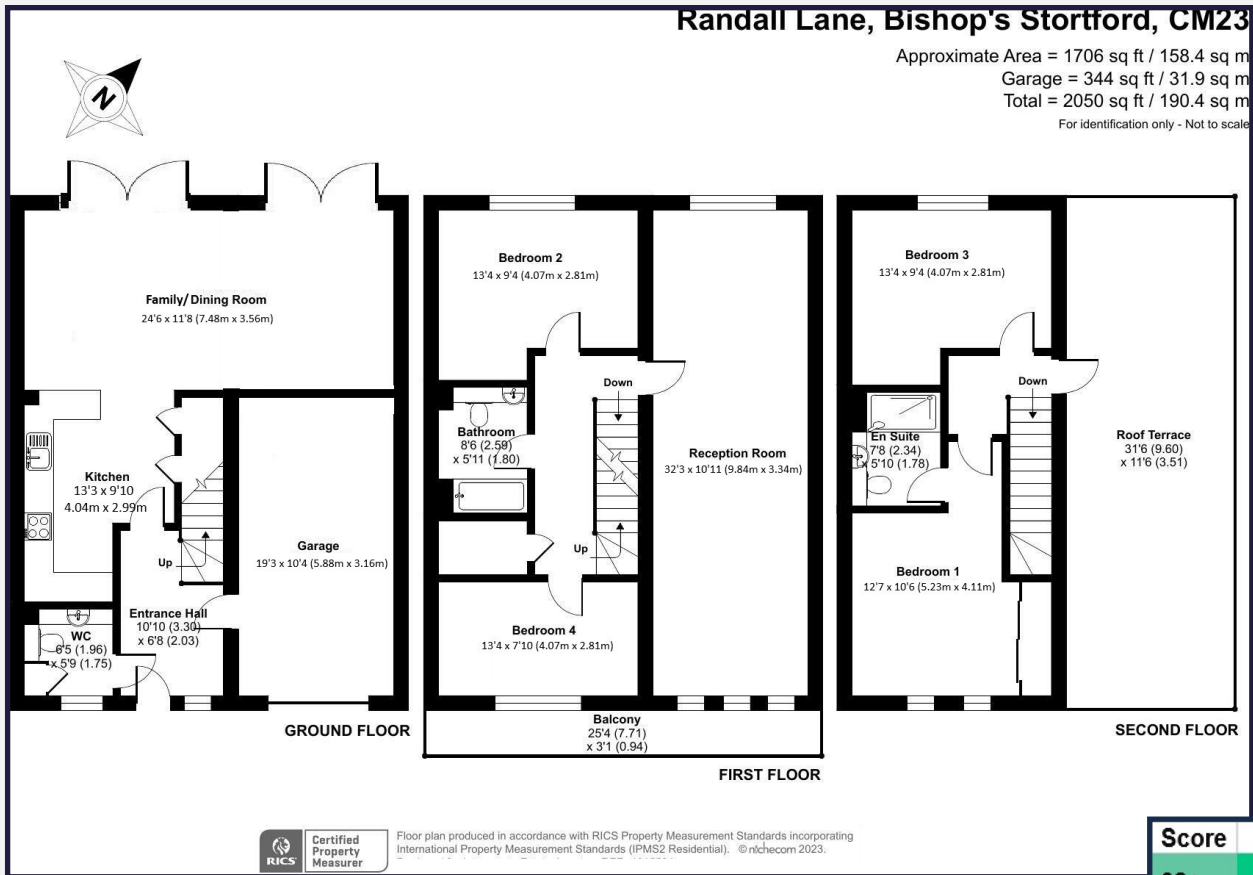
OUTSIDE:

To the rear is an attractive garden, offering patio space across the back of the house. Step up to the lawn remainder, panel fence surround. Outside light, tap and power.

Garage - Electric door, light and power. Space for washing machine and tumble dryer. Parking in front.

Service Charge - £41 per month for communal areas.





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

15 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
Website - 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.