



PESTELL & CO.

ESTABLISHED 1991

1 Sandle Road, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £595,000

A very appealing three bedroom detached house conveniently located on a sought after road, within walking distance of the mainline railway station, town amenities and excellent schooling. The accommodation comprises of three reception rooms, fitted kitchen, ground floor w.c. and utility. On the first floor there are three double rooms and family bath/shower room. Externally the property benefits from a South facing, private rear garden and driveway parking to the front for two vehicles.

Part glazed front door into:

**Reception Room - 12'5 x 11'8 max (3.78m x 3.56m)**

Wood flooring, window to front, radiator and inset down lighters. Carpeted stairs to first floor.



**Living Room - 16'10 x 11' (5.13m x 3.35m)**

Wood flooring, window to front, feature fireplace, radiator and inset down lighters. Door into:



**Outside:**

Externally is a South facing, low maintenance rear garden, including patio space across the back of the house and an Astro Turf remainder with plant borders. Timber shed, outside tap, light and power. Gated side access, further storage sheds to the side.

To the front, block paved driveway for two vehicles.



**FULL ADDRESS**

1 Sandle Road, Bishops Stortford, Herts, CM23 5HY

**SERVICES**

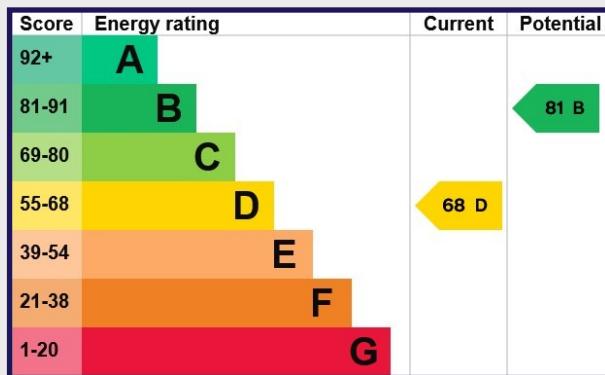
Gas fired central heating, mains electricity, water, drainage

**LOCAL AUTHORITY**

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

**AGENT NOTES**

Band E



Space for floorplan

**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.

**Dining Room - 11' x 10'7 (3.35m x 3.23m)**

Wood flooring, double doors to rear garden, radiator and ceiling light point. Door into:

**Kitchen - 10'11 x 7'5 (3.33m x 2.26m)**

Tiled flooring, a range of eye and base level units with complementary work surface and Butler sink. Built in oven, 4 ring gas hob with extraction over, integral fridge/freezer and dishwasher. Door and window to rear garden and inset down lighters.

**Large utility cupboard** - wood flooring, space and plumbing for washing machine, wall mounted boiler and light.

**Ground Floor Cloakroom:**

Wood flooring, low level w.c., wash hand basin, opaque window to side, radiator and spotlight.



First floor landing, carpeted, airing cupboard, loft access (ladder), ceiling light point.

Doors to all rooms:

**Bedroom 1 - 12'11 x 11'1 (3.94m x 3.38m)**

Carpeted, window to front, a bank of built in wardrobes, storage cupboard, radiator and ceiling light point.

**Bedroom 2 - 12'10 x 7'8 (3.91m x 2.34m)**

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

**Bedroom 3 - 11'1 x 10'7 max (3.38m x 3.23m)**

Carpeted, window to rear, built in double wardrobe, radiator and ceiling light point.

**Family Bath/Shower room:**

Laminate flooring, inset bath with shower attachment, double corner shower cubicle, low level w.c., wash hand basin with unit below. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.

