



PESTELL & Co
ESTABLISHED 1991

2b Barrells Down Road, Bishops Stortford, Herts

GUIDE PRICE - £1,500,000

An exclusive style four bedroom, detached family home, in a highly sought after location; within walking distance of the town centre, amenities, schooling and railway station. The thoughtfully designed, spacious and versatile living accommodation includes numerous bespoke features and consists of entrance hallway, living room, kitchen/dining room, utility room, study, ground floor bedroom and a shower room. On the first floor are three further double bedrooms, an en-suite bath/shower room and a family bath/shower room. Externally is a landscaped garden around two sides of the property, a double garage and driveway to the front.

Feature front door, with sidelight windows into the property:

ENTRANCE HALLWAY:

Under floor heating, tiled flooring, walk-in storage cupboard, inset down lighters, carpeted stairs to first floor and door into:

GROUIND FOOR W.C.:

Under floor heating, tiled flooring, low level w.c., sink unit and spot-light.

STUDY - 17' x 8'7 (5.18m x 2.61m)

Under floor heating, tiled flooring, two full length windows to front and inset down lighters.



LIVING ROOM - 22'2 x 17'2 (6.75m x 5.22m)

Carpeted, two sets of sliding doors to front and side, two radiators and feature ceiling light points. Door into:

GROUND FLOOR BEDROOM - 14'10 x 12'3 (4.53m x 3.73m)

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

GROUND FLOOR SHOWER ROOM:

Fully tiled, corner shower cubicle, low level w.c., wash hand basin, frosted window to side, heated towel rail, extraction fan and spotlights.



KITCHEN/DINING ROOM - 23'5 x 23'2 max (7.15m x 7.05m)

Under floor heating, tiled flooring, a range of eye and base level units with complementary work surface and inset sink. Induction hob with extraction over, two integrated ovens, fridge, freezer, dishwasher and wine fridge. Sliding doors to rear, two windows to side, inset down lighters. Door into:

UTILITY ROOM:

Under floor heating, tiled flooring, eye and base level units, complementary work surface with inset sink. Space and plumbing for washing machine and tumble, fridge/freezer, integrated oven and microwave. Cupboard housing the boiler, door and window to side and inset down lighters.



LANDING AREA:

Carpeted, cupboard, Velux window, inset down lighters and doors leading to:

BEDROOM 1 - 24'7 x 21'11 (7.50m x 6.68m)

Carpeted, sliding doors and windows to front, window to side, two sets of double wardrobes, two radiators, feature light points and inset down lighters. Door into:

EN-SUITE BATH/SOWER ROOM:

Fully tiled, free standing bath, double shower cubicle, low level w.c., wash hand basin. Frosted window to side, heated towel rail, extraction fan and inset down lighters.

BEDROOM 3 - 13' x 10'5 (3.96m x 3.17m)

Carpeted, window to rear, built in double wardrobes, door to storage space, radiator and ceiling light point.



BEDROOM 4 - 10'3 x 9'5 (3.13m x 2.88m)

Carpeted, window to rear, a bank of built in wardrobes, radiator and feature lights.



FAMILY BATH/SHOWER ROOM:

Fully tiled, inset bath with shower attachment, separate double shower cubicle, wash hand basin, low level w.c. Frosted window to side, heated towel rail and inset down lighters.



OUTSIDE:

Externally are landscaped gardens which wrap around two sides of the property, predominately laid to lawn with patio entertainment areas in both and plant borders. Panel fence surround, gated access to the one side, plus storage shed. Outside lighting and tap. Artificial grass space over the garage.

DOUBLE GARAGE - 24'3 x 20'9 (7.39m x 6.32m) - Electric roller door, light, power and storage.

To the front, private driveway for up to four vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gas fired central heating, Mains electricity, water and drainage

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

Band G

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.