



PESTELL & Co
ESTABLISHED 1991

17 Athenian Drive, Coopers Grange, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £425,000

An fantastically presented three bedroom, semi-detached home, situated on the popular Coopers Grange development and within walking distance of local schooling, town and amenities. Built in 2023, the modern accommodation is arranged over three floors and consists of entrance hallway, dining room/study, fitted kitchen/breakfast room and ground floor w.c. On the first floor is the living room and one bedroom, whilst on the on the top floor are the two remaining bedrooms, one with an en-suite shower room and the family bathroom. Externally, is a South facing rear garden and off street parking for two vehicles to the side.

Front door into:

Entrance Hallway:

Laminate flooring, cupboard, radiator and inset down lighters Carpeted staircase to first floor accommodation and door into:

Dining Room/Study - 11'3 x 8'2 (3.44m x 2.50m)

Laminate flooring, window to front, radiator and ceiling light point.



Downstairs W.C.:

Laminate flooring, low level w.c., pedestal wash hand basin, radiator, extraction fan and inset down lighters.

Kitchen/Breakfast Room - 13'1 x 10'11 (4.00m x 3.32m) max

Laminate flooring, a range of eye and base level units with complementary work surface and inset sink unit. Integrated oven with 4 ring gas hob and extraction over, integrated dishwasher, washing machine and fridge/freezer. Door with side window and further window to rear, concealed 'Combi' boiler, storage cupboard, radiator and inset down lighters.



Outside:

To the rear there is a South facing garden, step out onto a patio space across the back of the property, leading onto laid to lawn remainder, pathway up to the top of the garden and a storage shed. Outside lighting, power and tap, gated side access.

Off street parking for two vehicles to the side.

Agent Notes: Service charge of £224.68 per annum as of 2025



FULL ADDRESS

17 Athenian Drive, Coopers Grange, Bishops Stortford, Herts, CM23 2ZT

SERVICES

Gas fired central heating, mains electricity, water and drainage

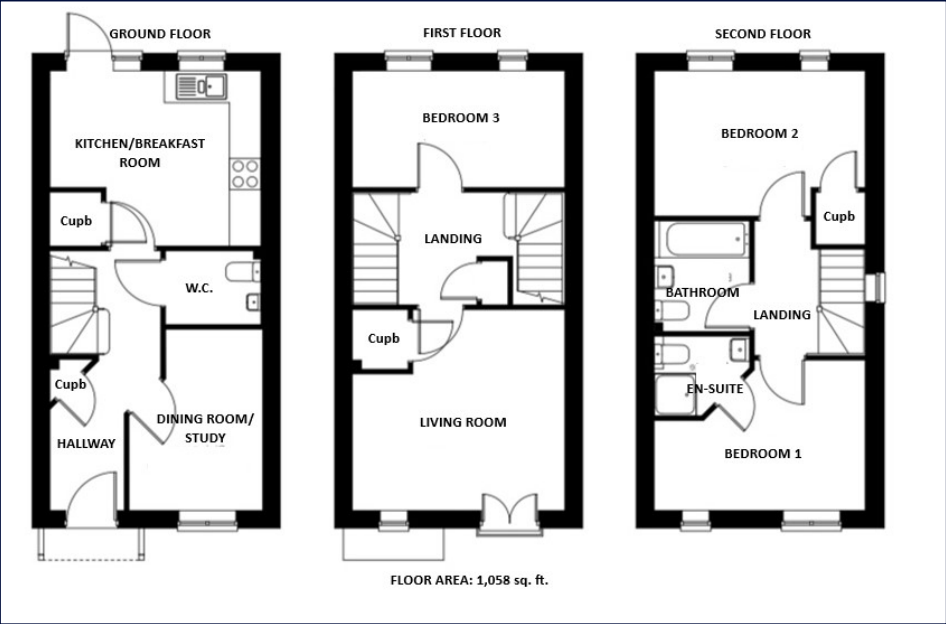
LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Landing space with carpet, storage cupboard, ceiling light point.

Carpeted stair to second floor. Doors to:

Living Room - 13'1 x 12'6 (4.00m x 3.80m)

Carpeted, double doors to Juliet balcony and window to front, over stairs cupboard, radiator and ceiling light point.

Bedroom 3 - 13'1 x 7'3 (4.00m x 2.21m)

Carpeted, two windows to rear, radiator and ceiling light point.



Second floor landing, carpeted, loft access and ceiling light point. Doors into:

Bedroom 1 - 13'1 x 9'4 (4.00m x 2.85m) max

Carpeted, two windows to front, radiator and ceiling light point. Door into:

En-suite Shower Room:

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

Bedroom 2 - 13'1 x 9'4 (4.00m x 2.75m)

Carpeted, two windows to rear, over stairs cupboard, radiator and ceiling light point.

Family Bathroom:

Laminate flooring, panel bath with overhead shower, low level w.c., pedestal wash hand basin. Heated towel rail, extraction fan and inset down lighters.

