



PESTELL & Co
ESTABLISHED 1991

39 Ashdale, Thorley Park, Bishops Stortford

GUIDE PRICE - £357,500

Originally consisting of three bedrooms is this wonderfully presented two bedroom, mid terrace property. Located in the popular Thorley Park development, the home has been reconfigured and consists of entrance hallway, refitted kitchen, living/dining room, two double bedrooms and a bathroom. With southerly facing rear garden, backing onto the green space and private off street parking to the front.

Part glazed front door into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, under stairs cupboard, storage cupboard (with opaque window to front and light), ceiling light point, stairs to first floor accommodation.

KITCHEN - 10'6 x 6'7 (3.20m x 2.01m)

Laminate flooring, a range of eye and base level units with complementary work surface, inset sink and drainer, built in double oven, 4 ring gas hob with extraction over. Space for fridge/freezer, integrated washing machine and dishwasher, concealed 'Combi' boiler, window to front and inset down lighters.

LIVING/DINING ROOM - 13'11 x 13'1 (4.25m x 3.99m)

Laminate flooring, window and part glazed door to rear garden. Feature fire-place with gas fire, radiator and ceiling light point.



LANDING AREA:

Carpeted, cupboard, access to loft (light, part boarded) and ceiling light point. Doors into:

BEDROOM 1 - 13'1 x 10'6 (4.00m x 3.20m)

Carpeted, window to front, radiator, built in double wardrobes and ceiling light point.

BEDROOM 2 - 13'1 x 9'7 (4.00m x 3.20m)

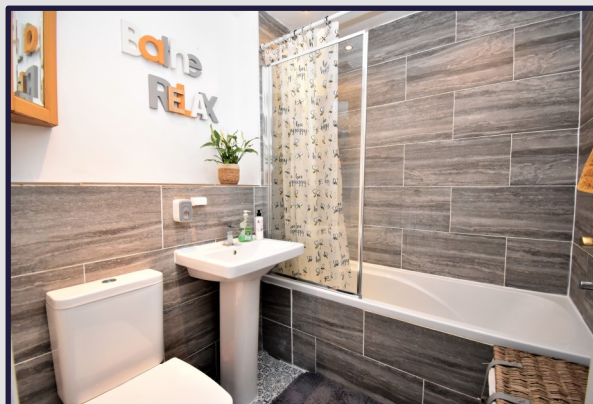
Two bedrooms converted into one. Carpeted, two windows to rear, two radiators under and ceiling light point.

BATHROOM:

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

OUTSIDE:

Southerly facing rear garden, with patio area, the remainder being laid to lawn with borders. Outside taps to front and back. Path leading up to garden shed and rear gated access. To the front is further lawn area and private parking for one vehicle.



FULL ADDRESS

39 Ashdale, Thorley Hill, Bishops Stortford, Herts, CM23 4EA.

SERVICES

Gas fired central heating, mains electricity, water, drainage

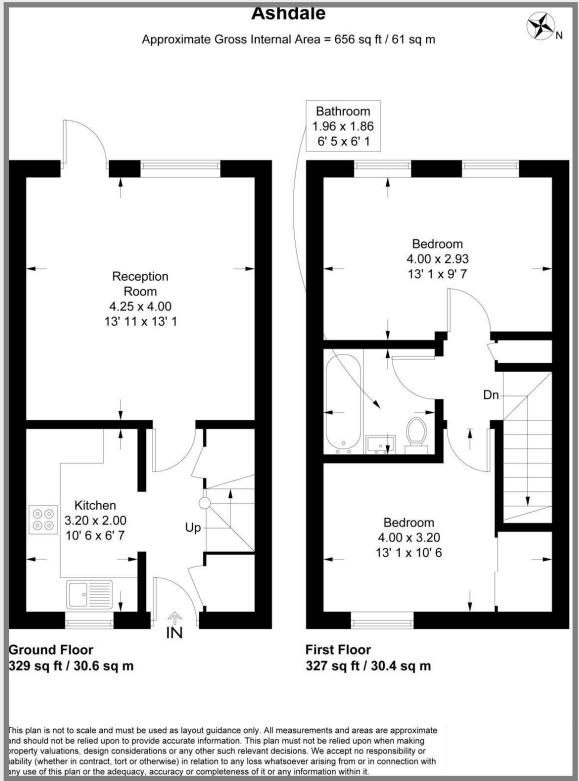
LOCAL AUTHORITY

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

AGENT NOTES

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.