



PESTELL & Co.
ESTABLISHED 1871

45a GRANGE ROAD, BISHOPS STORTFORD, HERTS.

NO ONWARD CHAIN GUIDE PRICE - £1,200,000

A fantastic architecturally designed 4 bedroom, detached new build house of approximately 2,100 sq. ft. The property has been finished to the highest of standards throughout. Arranged over three floors, internally the accommodation consists of entrance hallway, living room, study, substantial open plan kitchen/dining/family room, utility room and cloakroom. On the first floor are three double bedrooms and two bath/shower rooms, plus a further bedroom and en-suite shower room on the top floor. Externally is a generous rear garden and a private driveway to the front. Situated on a sought after road, a short walk of the train station, amenities and catchment to prestigious schooling.

Part glazed front door leading into:

Under floor heating throughout the ground floor:

ENTRANCE HALLWAY:

Wood flooring and inset down lighters. Staircase to first floor accommodation. Door into:

DOWNSTAIRS CLOAKROOM:

Wood flooring, wash hand basin, low level w.c., frosted window to side, extraction fan and spotlights.

STUDY - 7'8 x 6'11 (2.34m x 2.11m)

Wood flooring, window to front and ceiling light point.



LIVING ROOM - 19'2 into window x 10'11 (5.84m x 3.33m)

Wood flooring, bay window to front and ceiling light point.

KITCHEN/DINING/FAMILY ROOM - 25'11 x 22'2 max (7.90m x 6.76m)

Wood flooring, a range of eye level and base level units with quartz work surface and inset sink. Central island with quartz work surface, induction hob with extraction, units below and breakfast bar space. Built in double oven, integrated fridge, freezer and dishwasher. 'Bi-folding' doors and window to rear garden, window to side, two lantern windows above. ceiling light points, inset down lighters. Door into:

UTILITY ROOM:

Wood flooring, eye and base level units with quartz work surface and inset sink. Integrated washing machine, cupboard housing the boiler, part glazed door to side, extraction fan and inset down lighters.



LANDING AREA:

Window to side, radiator, storage cupboard, stairs to second floor and inset down lighters. Doors to all rooms:

BEDROOM 2 - 13'7 x 12'9 (4.14m x 3.89m)

Carpeted, window to rear, radiator and inset down lighters. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, walk-in double shower space, wash hand basin, low level w.c. Frosted window to side, heated towel rail, extraction fan and inset down lighters.



BEDROOM 3 - 16' into window x 11' (4.88m x 3.35m)

Carpeted, bay window to front, radiator and ceiling light point.

BEDROOM 4 - 10'4 x 9'9 (3.15m x 2.97m)

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

FAMILY BATH/SHOWER ROOM:

Tiled flooring, freestanding bath, corner shower cubicle, wash hand basin and low level w.c. Frosted window to rear, heated towel rail, extraction fan and inset down lighters.



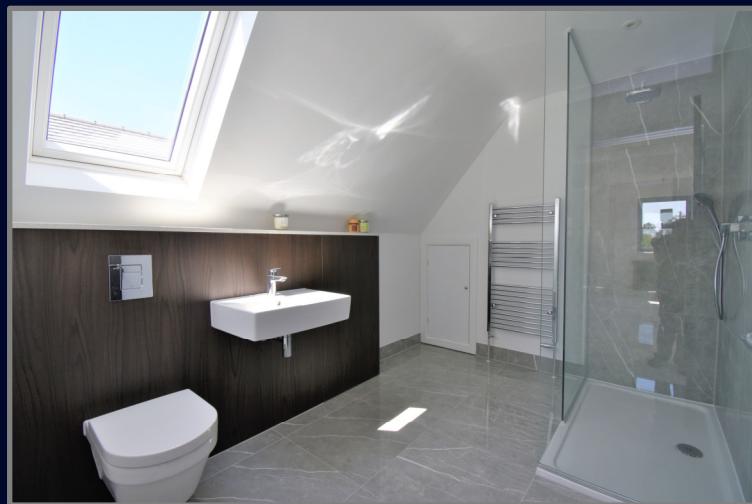
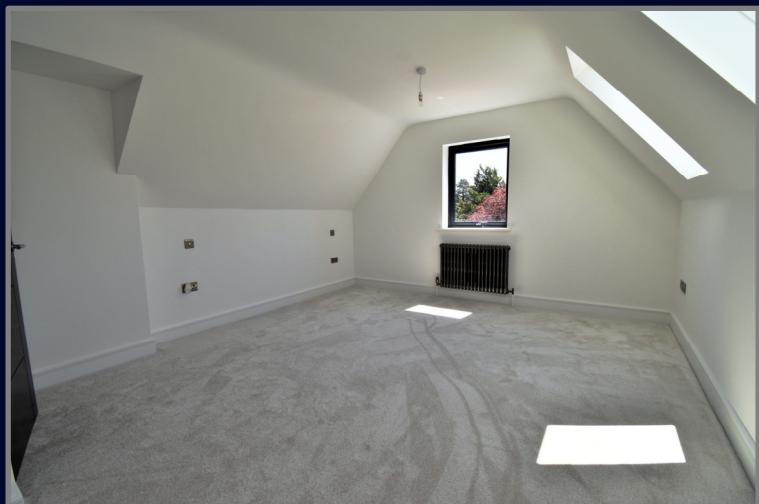
Second floor landing, frosted window to side, walk-in wardrobe and inset down lighters. Door to:

BEDROOM 1 - 16'11 max 13'1 (5.16m x 3.99m)

Carpeted, window to front, two Velux windows, radiator, ceiling light point and inset down lighters.

EN-SUITE SHOWER ROOM:

Tiled flooring, walk-in double shower cubicle, wash hand basin and low level w.c. Velux window to side, large storage cupboard to eaves, heated towel rail, extraction fan and inset down lighters.



OUTSIDE:

To the rear is a generous garden with patio off the back of the house. The remainder is laid to lawn. Outside lighting, power and taps, gated side access leading to the front.

Private driveway to the front for two vehicles. Lawn space.



FULL ADDRESS

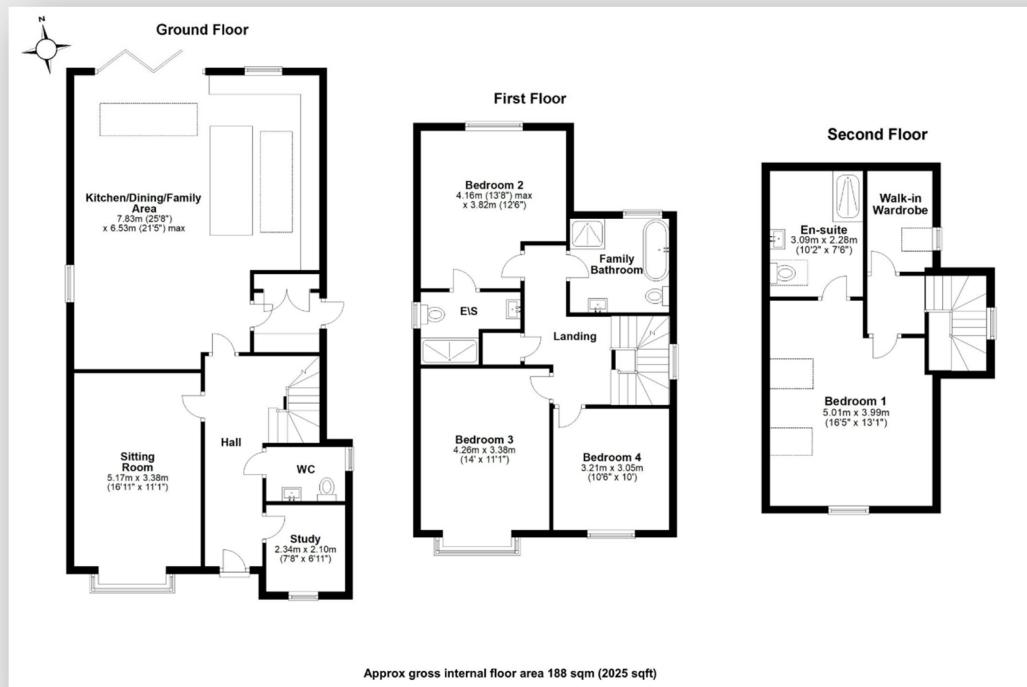
45a Grange Road, Bishops Stortford, Herts, CM23 5NG

SERVICES

Gas central heating, mains electricity, water and drainage

COUNCIL TAX

Band D - East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

**Instruction by**

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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.