



PESTELL & Co  
ESTABLISHED 1991

## 23 Chequers, Bishops Park, Bishops Stortford.

NO OWNARD CHAIN

GUIDE PRICE - £499,950

*A very appealing three bedroom, detached family home located on the popular Bishops Park development, The well proportioned living space comprises entrance porch and hallway, downstairs cloakroom, living room, dining room, conservatory, and fitted kitchen. With the 3 bedrooms, an ensuite shower room and family bathroom upstairs. Externally is a low maintenance rear garden, single garage and off street parking. All within walking distance of local schooling and amenities.*

Double doors into an entrance porch, tiled flooring, opaque window surround and spotlights. Door into:

### ENTRANCE HALLWAY:

Wood flooring, under stairs cupboard, stairs leading to first floor, radiator, two ceiling light points. Door into:

### KITCHEN - 12'7 x 8'5 (3.8m x 2.6m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink. Rangemaster oven and extraction fan, integral fridge and freezer, slimline dishwasher and washing machine. Window to rear, stable door to side, cupboard housing the boiler, radiator and spotlights.

### DINING ROOM - 12'7 x 7'11 (3.8m x 2.4m)

Carpeted, window to rear, radiator, ceiling light point and double doors into living room.



**OUTSIDE:**

Externally is a low maintenance rear garden, with patio and decked areas off the back of the house. The remainder is mainly shingled or paved, with a pond and storage shed to the top. Outside lighting, power and tap. Gated rear access to the garage and side access to the front.

**GARAGE** - 'Up & Over' door with light and power. Off street parking in front.



**FULL ADDRESS**

23 Chequers, Bishops Park, Bishops Stortford, Herts, CM23 4BX

**SERVICES**

Gas fired central heating, mains electricity, water and drainage

**LOCAL AUTHORITY**

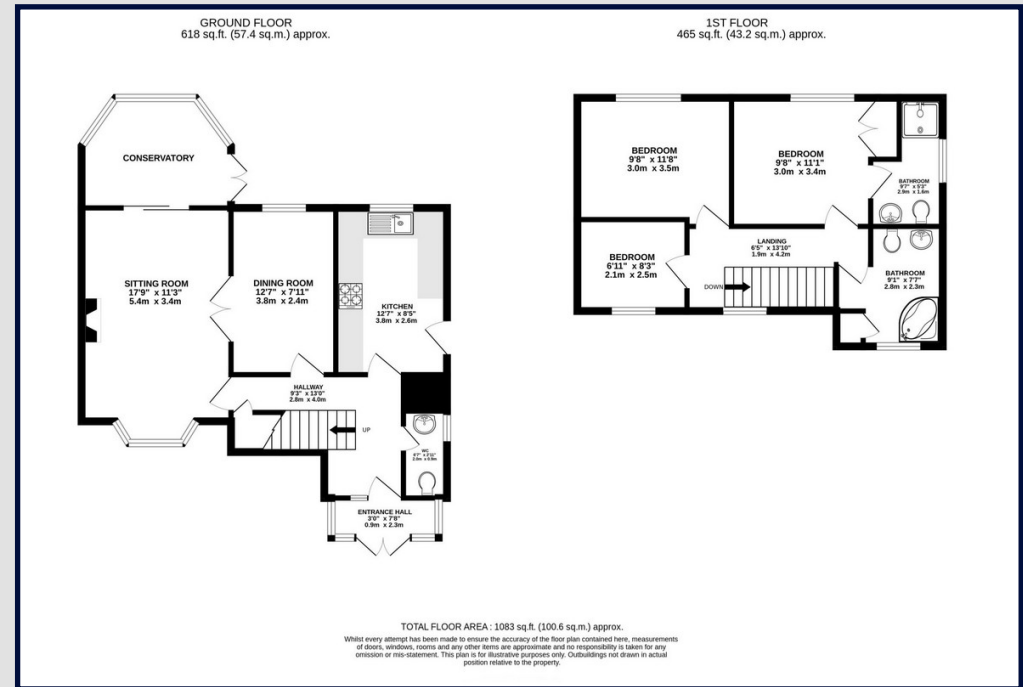
East Herts Council Offices, Charringtons House, Bishops Stortford, Herts, CM23 2ER

**COUNCIL TAX**

Band F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

**LIVING ROOM - 17'9 x 11'3 (5.4m x 3.4m)**

Carpeted, boxed bay window to front, gas fire with marble surround, two radiators, wall lights and ceiling light point. Sliding doors into:

**CONSERVATORY:**

Brick based, vinyl flooring, double doors and windows to rear garden, radiator and ceiling light point.

**DOWNSTAIRS CLOAKROOM:**

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



**LANDING AREA** - Carpeted, window to front, access to loft, radiator, ceiling light point, doors to:

**BEDROOM 1 - 11'1 x 9'8 (3.4m x 3m)**

Carpeted, window to rear, radiator, built-in double wardrobes, wall lights and ceiling light point. Door into:

**EN-SUITE SHOWER ROOM:**

Fully tiled, shower cubicle, low level w.c, pedestal wash hand basin, opaque window to side, heated towel rail, extraction fan and inset down lighters.

**BEDROOM 2 - 11'8 x 9'8 (3.5m x 3m)**

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

**BEDROOM 3 - 8'3 x 6'11 (2.5m x 2.1m)**

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

**FAMILY BATHROOM:**

Fully tiled, corner bath with shower attachment, low level w.c., pedestal wash hand basin, opaque window to front, heated towel rail, airing cupboard and inset down lighters.

