



PESTELL & Co
ESTABLISHED 1991

55 Prestwick Drive, Bishop's Stortford, Herts.

NO ONWARD CHAIN GUIDE PRICE - £575,000

A spacious three bedroom detached family home, situated in a popular location. The property comprises entrance hallway, three reception rooms, kitchen, conservatory, boot room and ground floor shower room. Upstairs are the three bedrooms plus bathroom and separate w.c. Externally, is a generous rear garden and private driveway to the front with space for four vehicles. The property is within walking distance of local schools, train station and amenities.

Double opening doors into an entrance porch, part glazed door into:

ENTRANCE HALLWAY:

Carpeted, window to side, radiator, under stairs cupboard, staircase to first floor, ceiling light point and doors to:

LIVING ROOM - 12'7 x 11'5 (3.84m x 3.48m)

Carpeted, window to front, radiator, wall lights and ceiling light point. Doorway into:



STUDY/GROUND FLOOR BEDROOM - 12'10 x 6'11 (3.91m x 2.11m)

Carpeted, window to front, radiator and ceiling light point. Doorway into:

GROUND FLOOR SHOWER ROOM:

Vinyl flooring, double shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, extraction fan and ceiling light point. Door into:

Boot Room: wall mounted boiler, part glazed door and window to rear, wall light.



KITCHEN - 10'2 x 9' (3.10m x 2.74m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit with drainer. Space to appliances, door and window to conservatory, plus window to side and ceiling light point.

DINING ROOM - 10'4 x 9'7 (3.15m x 2.92m)

Carpeted, two radiators and ceiling light point. Part glazed door and windows into:

CONSERVATORY - 21' x 13'3 max (6.40m x 4.03m)

Tiled, full height glazed surround with doors to rear garden, two radiators and wall lights.





LANDING AREA:

Carpeted, window to side, access to loft, ceiling light point and doors leading to:

BEDROOM 1 - 12'8 x 11'6 (3.86m x 3.51m)

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

BEDROOM 2 - 10'10 x 9'6 (3.31m x 2.90m)

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

BEDROOM 3 - 8'1 x 7'4 (2.46m x 2.24m)

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

BATHROOM:

Vinyl flooring, corner bath, pedestal wash hand basin, opaque window to rear, radiator, extraction fan and two ceiling light points.

CLOAKROOM:

Vinyl flooring, low level w.c., opaque window to rear, tiled walls, extraction fan and ceiling light point.



OUTSIDE:

To the rear is a generous garden. Mainly paved with raised plant beds throughout, storage sheds and a greenhouse. Outside tap, door into boot room, gated side access to the front.

To the front, private block paved driveway with space for three/four vehicles.





Approx Gross Internal Area
124 sq m / 1340 sq ft



Ground Floor
Approx 82 sq m / 886 sq ft

First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

55 Prestwick Drive, Bishops Stortford, Herts, CM23 5ES.

SERVICES

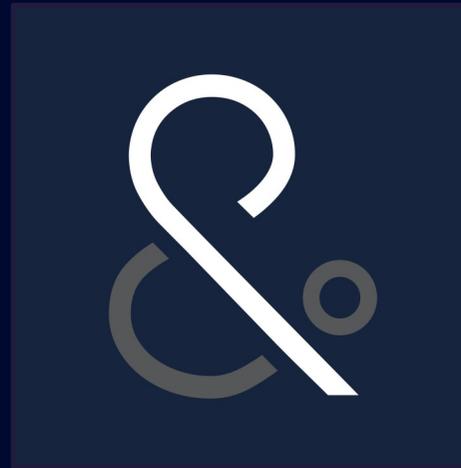
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E



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.