



PESTELL & Co  
ESTABLISHED 1991

## 9 Carlton Way, Bishops Stortford, Herts.

OFFERS IN EXCESS OF - £750,000

*A beautifully presented five bedroom detached family home, located in a popular area of town. Arranged over three floors, the extended ground floor accommodation comprises of an entrance hallway, living room, modern kitchen/dining/family room, utility room and downstairs cloakroom. On the first floor are three good size bedrooms, two en-suite shower rooms and family bathroom, with a further two bedrooms and w.c. on the top floor. Externally there is a generous, South facing rear garden and ample driveway to the side. All situated within walking distance of local schooling and town.*

Part glazed front door. Under floor heating throughout the ground floor.

### **ENTRANCE HALLWAY :**

Amtico flooring, cloak cupboard, inset down lighters. Carpeted stairs leading to first floor accommodation.

### **KITCHEN/DINING/FAMILY ROOM - 'L-Shaped' 18'5 x 26'6 max (5.61m x 7.98m)**

Amtico flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built-in double oven, induction hob with extraction fan over, integral dishwasher, fridge/freezer and wine cooler. Bi-folding doors and window to rear, three Velux windows, inset speakers and inset down lighters.



**UTILITY ROOM - 9'4 x 5'11 (2.84m x 1.80m)**

Amtico flooring, a range of eye and base level units with complementary work surface and inset sink unit. Space and plumbing for washing machine and tumble dryer, concealed boiler, window to front with shutters and spotlights.

**LIVING ROOM - 15'2 x 9'11 (4.62m x 3.02m)**

Carpeted, window to front with shutters, storage cupboard, inset down lighters.

**DOWNSTAIRS CLOAKROOM:**

Amtico flooring, low level w.c., wash hand basin, extraction fan and spotlight.



**LANDING AREA:**

Carpeted, radiator, airing cupboard, ceiling light point and doors to:

**BEDROOM 1 - 11'7 x 10'3 (3.53m x 3.12m)**

Carpeted, window to front with shutters, built in bank of wardrobes, radiator and inset down lighters. Door into:

**EN-SUITE SHOWER ROOM:**

Fully tiled, double shower, low level w.c., wash basin, built in draws, opaque window to rear with shutters, heated towel rail, extraction fan and spotlights.

**BEDROOM 2 - 12'5 x 9'8m (3.78m x 2.95m)**

Carpeted, window to rear with shutters, a bank of built in wardrobes, radiator and inset down lighters. Door into:

**EN-SUITE SHOWER ROOM:**

Fully tiled, double shower cubicle, low level w.c., wash basin, opaque window to rear with shutters, heated towel rail, extraction fan and spotlights.

**BEDROOM 3 - 8'3 x 8' (2.51m x 2.44m)**

Carpeted, window to front with shutters, built in double wardrobe, radiator and inset down lighters.

**FAMILY BATHROOM:**

Fully tiled, inset bath with shower over, low level w.c., wash basin, opaque window to rear with shutters, heated towel rail, extraction and spotlights.

Carpeted staircase up to a carpeted landing, spotlights and doors into:

**BEDROOM 4 - 10'10 x 9'10 (3.30m x 2.99m)**

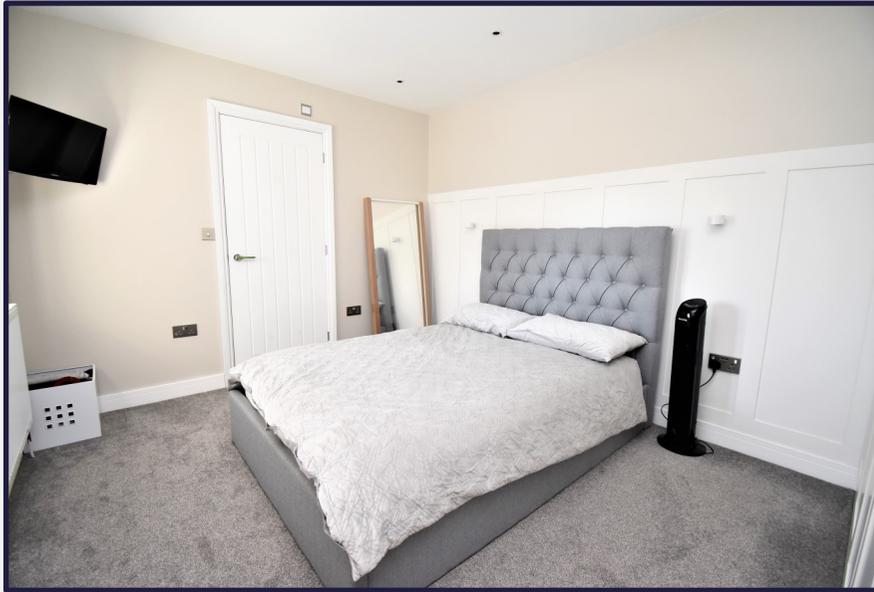
Carpeted, two Velux windows, storage to the eaves, radiator and inset down lighters.

**BEDROOM 5 - 10'10 x 9'10' (3.30m x 2.99m)**

Carpeted, two Velux windows, storage to the eaves, radiator and inset down lighters.

**CLOAKROOM:**

Amtico flooring, low level w.c., wash basin, Velux window to front, heated towel rail extraction and spotlights.



## OUTSIDE:

To the rear is a generous South facing garden, offering patio spaces to the back of the house and top of the garden, the remainder of the garden is 'Astroturf', plus a garden shed. Outside light, power and tap, side gated access to the front of the property.

Private driveway to the side with space for four vehicles.

Service Charge - Approx.. £333 per six months





*Space for floor plan*

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

9 Carlton Way, Bishops Stortford, Herts, CM23 2WP

SERVICES

Gas fired central heating, Mains electricity, water, cesspool

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E



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.

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