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PESTELL & Co
ESTABLISHED 1991

12 Sunningdale, Thorley Park, Bishops Stortford

NO ONWARD CHAIN

GUIDE PRICE - £330,000

An appealing two bedroom, end terrace home, located on the edge of the popular Thorley Park development, walking distance to the town, train station and schooling. The accommodation comprises: an entrance porch, open plan living/dining room and kitchen. On the first floor there are the two bedrooms and a bathroom. Externally is an attractive rear garden, plus a car port and allocated off-street parking.

Part glazed front door with opaque side window into:

Entrance Porch:

Wood effect laminate flooring, meter cupboards, ceiling light point, door into:

Living/Dining Room - 20'8 x 13'9 max (6.29m x 4.18m)

Wood effect laminate flooring, window to front and patio doors to rear garden, under stairs storage, two radiators, two ceiling light points and stairs to first floor accommodation. Door into:



Kitchen - 9'6 x 6'10 (2.90m x 2.08m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and sink unit. Space for oven with extraction over, space for fridge/freeze, dishwasher and washing machine. Windows to rear and ceiling light point.



First floor landing is carpeted, airing cupboard, loft access (ladder, boiler, part boarded, light), ceiling light point. Doors to:

Bedroom 1 - 10'9 x 10'4 (3.27m x 3.16m)

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

Bedroom 2 - 9'7 x 7'1 (2.92m x 2.17m)

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

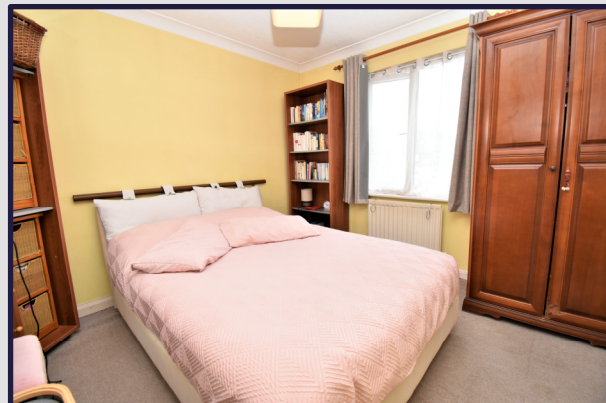
Bathroom:

Vinyl flooring, panel bath with overhead shower , low level w.c., pedestal wash hand basin. Opaque window to rear, radiator and ceiling light point.

Outside:

Externally is an attractive garden, with patio off the house and laid to lawn remainder, newly erected panel fencing surround. Timber garden shed, outside tap and light. Gated side access.

Carport offering off street parking, plus additional allocated parking space.



FULL ADDRESS

12 Sunningdale, Thorley Park, Bishops Stortford, Herts, CM23 2PA

SERVICES

Gas fired central heating, mains electricity, water, drainage

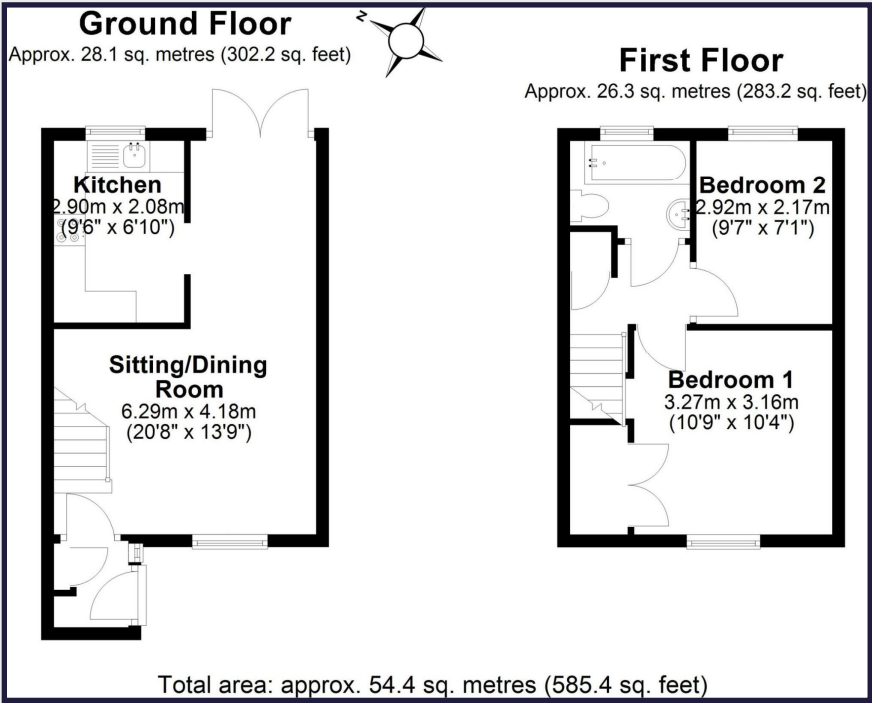
LOCAL AUTHORITY

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		88 B
69-80	C		
55-68	D	61 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.