



PESTELL & Co
ESTABLISHED 1991

2 Maple Spring, Bishops Stortford, Herts.

GUIDE PRICE - £785,000

A very appealing, four bedroom detached home located on a highly sought after road in the desirable North West area of town. The ground floor accommodation comprises entrance hallway, large living room, study, kitchen/dining room, utility room, and a shower room. The first floor includes the four double bedrooms and a family bathroom. Externally is a good sized rear garden, a garage and off street parking for five vehicles. Situated on a quiet cul-de-sac, within walking distance of town, schooling, train station and the town's main sports clubs.

Front door with opaque window to the side into:

Entrance Hallway:

Wood effect laminate flooring, two radiators, under stairs cupboard, cloak cupboard, ceiling light point and inset down lighters. Carpeted stairs to first floor accommodation and door into:

Study - 11'7 x 8'3 (3.52m x 2.51m)

Wood effect laminate flooring, window to front, cupboard, radiator and ceiling light point.

Downstairs Shower Room:

Fully tiled, shower cubicle, low level w.c., wash basin, opaque window to side, heated towel rail, extraction fan and ceiling light point.



Living Room - 14'7 x 13'1 (4.44mx 3.98m)

Wood effect laminate flooring, window to front, radiator and ceiling light point.

Kitchen/Dining Room - 30'6 x 8'10 (9.29m x 2.69m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink unit. Two built in ovens, 5 ring gas hob with extraction over, integrated fridge/freezer, wine cooler and space for dishwasher. Double doors with side windows to rear, windows to rear and side, concealed boiler, two radiators, inset down lighters. Door into:

Covered side passageway, doors to the front and rear, storage room, light, door into garage and door into:

Utility Room:

Hardstanding flooring, space for appliances, Butler sink, window to rear and ceiling light point.



First floor landing, carpeted, airing cupboard, loft access and ceiling light point. Doors into:

Bedroom 1 - 13'3 x 12'8 (4.03m x 2.86m)

Carpeted, window to front, a bank of built in wardrobes and draws, radiator and ceiling light point.

Bedroom 2 - 13' x 11'1 (3.96m x 3.37m)

Carpeted, window to rear, a bank of built in wardrobes, desk and draws, radiator and ceiling light point.

Bedroom 3 - 12'9 x 10'8 (3.88m x 3.25m)

Carpeted, two windows to front, a bank of built in wardrobes, radiator and ceiling light point.

Bedroom 4 - 10'10 x 9'9 (3.31m x 2.97m)

Carpeted, window to rear, built in cupboard, radiator and ceiling light point.

Family Bathroom:

Fully tiled, panel bath with overhead shower, low level w.c., wash hand basin. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.



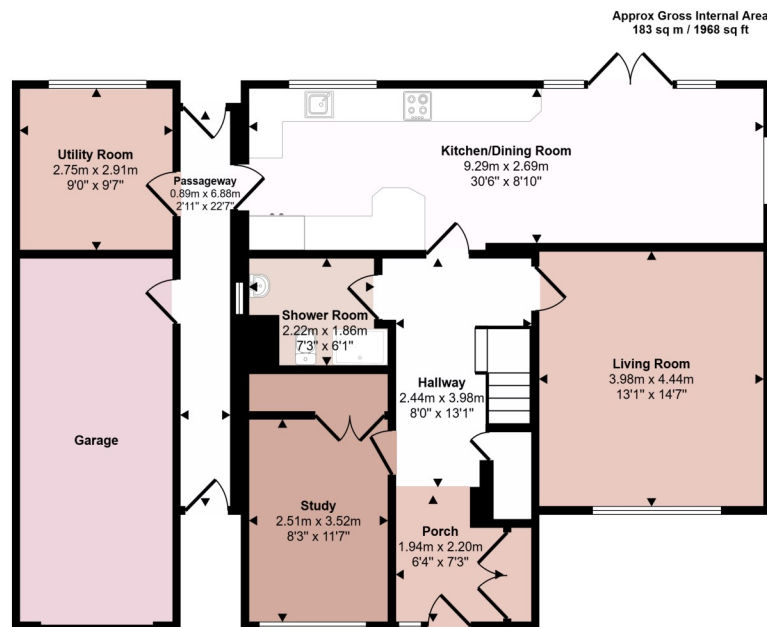
Outside:

To the rear is a generous garden, with patio across the back of the house, the remainder is laid to lawn, storage shed (light and power), outside tap, power and light. Gated side access one side of the house.

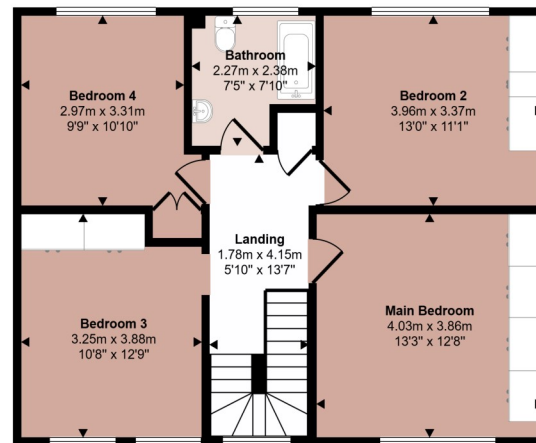
Garage - 'Up & Over' door, light and power. Window to side.

Block paved driveway to the front with space for five vehicles to the front.





Ground Floor
Approx 113 sq m / 1221 sq ft



First Floor
Approx 69 sq m / 747 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

2 Maple Spring, Bishops Stortford, Herts, CM23 2PU

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford, SG13 8EQ.

COUNCIL TAX BAND

Band F

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.



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.