



PESTELL & Co
ESTABLISHED 1991

11 Denny Court, Bishops Stortford, Herts.

GUIDE PRICE - £485,000

A wonderfully presented 3 bedroom, detached family home. The well proportioned living space comprises entrance hallway, living room and open plan kitchen/dining room. With the 3 bedrooms and bathroom upstairs. An attractive, good size rear garden, as well as a garage and ample private driveway to the front. Located within walking distance of town, train station and local schooling.

Part glazed front door with storm porch over, leading to:

ENTRANCE HALLWAY:

Wood effect laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and part glazed door into:

LIVING ROOM - 12'4 x 17'3 (3.76m x 5.26m)

Wood effect laminate flooring, double glazed, bay window to front, feature gas fireplace, radiator, coving to ceiling and ceiling light point. Open into:



OUTSIDE:

To the rear is an attractive garden, with patio off the properties side and rear as well as two raised decked areas. The remainder is mainly laid to lawn with plant and shrub borders, panel enclosed fencing . Outside lighting and tap, door into garage rear and gated access to the side.

Single Garage - 16'3 x 8'4 (4.94m x 2.53m)

Up & Over door, power and lighting. Plumbing for washing machine and tumble dryer. Door to rear garden. Block paved driveway to the front with space for 3/4 vehicles.



FULL ADDRESS

11 Denny Court, Bishops Stortford, Herts, CM23 2DF.

SERVICES

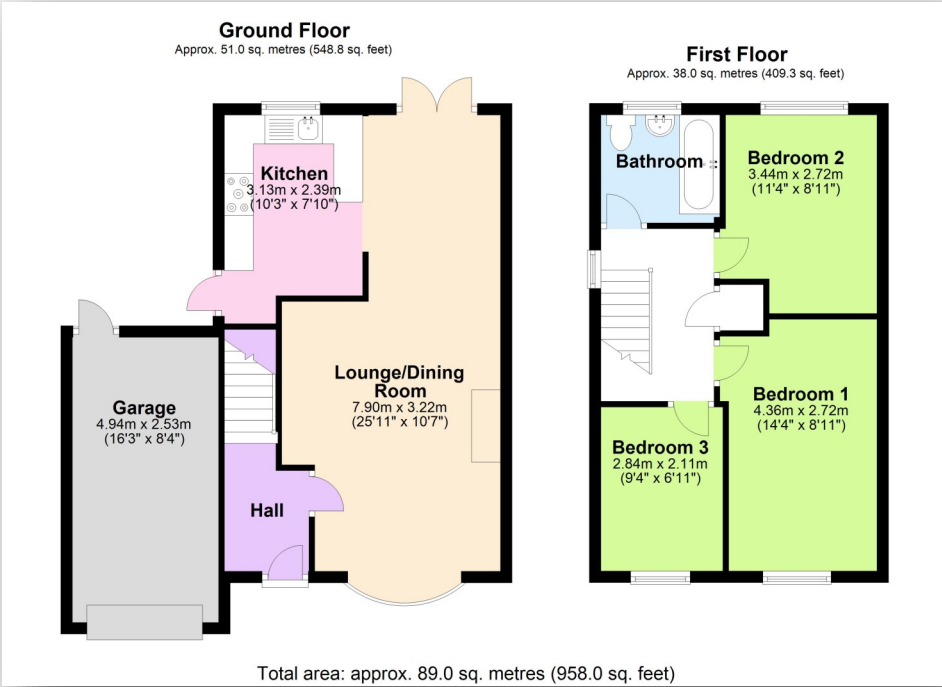
Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

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

AGENT NOTES

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.

OPEN PLAN KITCHEN/DINING ROOM

Dining Area - 11' x 8 (3.35m x 2.44m)

Wood effect laminate flooring, double glazed, patio doors to rear garden, radiator, coving to ceiling and ceiling light point.

Kitchen Area - 10'3 x 7'10 (3.13m x 2.39m)

Tiled flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in oven, 5 ring gas hob, with extraction over, space for fridge/freezer and dishwasher. Double glazed door to side and window to rear, splash backs tiles, coving to ceiling and inset down lighters.



LANDING AREA:

Carpeted, double glazed window to side, storage cupboard, coving to ceiling, ceiling light point and doors leading to:

BEDROOM 1 - 14'4 x 8'11 (4.36m x 2.72m)

Carpeted, double glazed windows to front, radiator, coving to ceiling and ceiling light point.

BEDROOM 2 - 11'4 x 8'11 3.44m x 2.72m)

Carpeted, double glazed window to rear, radiator, loft hatch (boarded, light) coving to ceiling and ceiling light point.

BEDROOM 3 - 9'4 x 6'11 (2.84m x 2.11m)

Carpeted, double glazed window to front, radiator, coving to ceiling and ceiling light point.

FAMILY BATHROOM:

Fully tiled, inset bath with overhead shower, wash hand basin with cupboards below, low level w.c. Double glazed, opaque window to rear, heated towel rail, extraction fan and spotlights.

