



PESTELL & Co
ESTABLISHED 1991

20 Havers Lane, Bishops Stortford, Herts.

GUIDE PRICE - £585,000

An immaculately presented 4 bedroom, semi-detached family home, ideally located only a 5 minute walk from the town, mainline train station and outstanding schools. The stunning accommodation has been fully renovated and extended by the current owners to very high standards and comprises entrance hall-way, living room, dining room, kitchen, conservatory and ground floor cloakroom. On the first floor are 3 bedrooms and family bathroom, whilst on the top floor is a bedroom suite with en-suite shower room and dressing room. Externally there is an attractively landscaped rear garden plus a private driveway for 2 vehicles to the front.

Part glazed front door with side windows into enclosed porch, with a light point and the original front door, sidelight windows, leading into:

ENTRANCE HALLWAY:

Amtico flooring, under stairs cupboard, radiator, inset down lighters, carpeted stairs to first floor accommodation and door into:

DOWNSTAIRS CLOAKROOM:

Under floor heating, Gulfstone quartz tiled flooring, low level w.c., wash hand basin, double glazed window to side, tiled walls, extraction fan, shaver socket and motion sensor spotlight.

LIVING ROOM - 13' x 12'2 (3.96m x 3.71m)

Amtico flooring, double glazed window to front, central solid oak beam fireplace, radiator, inset down lighters, TV point and opening into:

DINING ROOM - 12'2 x 10'7 (3.71m x 3.23m)

Amtico flooring, central fireplace, vertical radiator, inset down lighters, TV point, double opening doors into conservatory.



CONSERVATORY - 11' x 8'1 (3.35m x 2.46m)

Vinyl flooring, double opening doors with side windows to rear garden, utility cupboard with washing machine and tumble dryer and a drying space.

KITCHEN - 12'4 x 8'8 max (3.76m x 2.64m)

Amtico flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit, plus a breakfast bar. Built in Bosch oven, 4 ring Bosch induction hob with extraction over, space for fridge/freezer and dishwasher. Double glazed door and window to rear garden, further window to side, splash backs tiles, new wall mounted Vaillant ecoTEC with Green iQ 'Combi' boiler, radiator and inset down lighters.



LANDING AREA:

Carpeted, double glazed window to side, inset down lighters, carpeted stairs to second floor and doors leading to:

BEDROOM 2 - 13' x 10'1 to wardrobes (3.96m x 3.07m)

Carpeted, double glazed window to front, a bank of built in wardrobes across one wall, radiator, TV point and inset down lighters.

BEDROOM 3 - 12'2 x 10'8 (3.71m x 3.25m)

Carpeted, double glazed window to rear, fireplace, radiator and inset down lighters.

BEDROOM 4 - 8' x 6'2 (2.44m x 1.88m)

Carpeted, double glazed window to front, radiator and inset down lighters.

FAMILY BATHROOM:

Gulfstone quartz tiled flooring, 'P-shaped' Carronite™ reinforced shower bath with overhead shower, wash hand basin with cupboard below, low level w.c. Double glazed, opaque window to rear, heated towel rail, extraction fan, power socket for illuminated mirror, shaver socket and spotlights.

Carpeted stairs to second floor landing space, double glazed window to side, Velux window, ceiling pendant light and spotlight. Door into:

BEDROOM 1 - 17'10 x 14' (5.44m x 4.27m)

Carpeted, double glazed window to rear, vertical radiator, electric power blind, two ceiling bedside pendant lights, TV point and spotlights.

DRESSING AREA - carpeted, a bank of built in wardrobes, storage cupboard, power socket for wall mounted makeup mirror, two radiators, two Velux windows and inset down lighters.

EN-SUITE SHOWER ROOM:

Under floor heating, tiled flooring, walk-in double shower cubicle with GROHE Euphoria Shower System, wash hand basin, low level w.c. Power socket for illuminated cabinet. Double glazed, opaque window to rear, heated towel rail, extraction fan and spotlights.



OUTSIDE:

To the rear is an attractively landscaped garden, mainly laid to lawn, raised sleeper beds with garden lights, mature screening trees and panel enclosed fencing. A double door log cabin with light, power and TV point, storage shed and a seating area to the top corner of the garden. Outside lighting to side of house, tap and gated side access leading to the front.

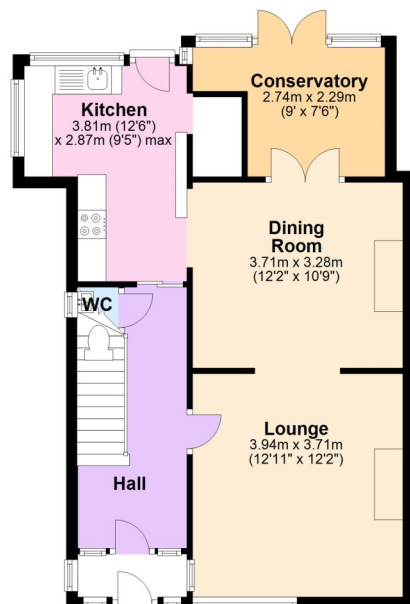
Block paved driveway to the front with space for 2 vehicles, motion sensor lights, power socket. Plus a well stocked bed with plant spotlights.





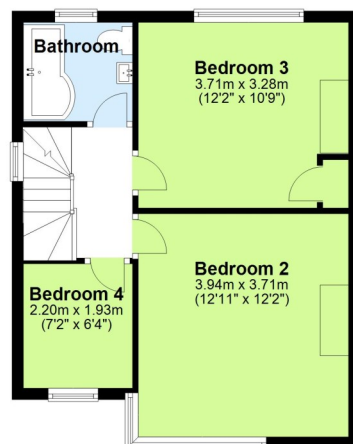
Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Second Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 125.5 sq. metres (1350.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

14 Mill Croft, Bishops Stortford, Herts, CM23 3PB

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 D

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.