



PESTELL & Co

ESTABLISHED 1991



28 Cedar Park, Thorley Park, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £650,000

*A immaculately presented and impressively proportioned four bedroom detached family house, within a quiet cul-de-sac location in the popular Thorley Park area. The spacious internal accommodation has been improved by the current owners and comprises entrance hallway, three reception rooms, impressive kitchen/dining room, utility room and cloakroom. On the first floor there are four generous bedrooms, an en-suite shower room and a family bathroom. Externally there is a good sized, landscaped rear garden, part converted garage and private driveway to the front. All within walking distance of local schooling and amenities.*

A part glazed front door with side window into:

**Entrance Hallway:**

Amtico flooring, under stairs cupboard, radiator and inset down lighters.

Carpeted stairs to first floor accommodation and door into:

**Utility Room - 8' x 7'8 (2.44m x 2.34m)**

Tiled flooring, eye and base level units, work surface with inset sink and drainer. Space for washing machine, tumble dryer and fridge/freezer and wall mounted 'Combi' boiler. Velux window and inset down lighters.

**Study - 9' 8 x 7'8 (2.98m x 2.33m)**

Amtico flooring, double glazed window to side, radiator, coving to ceiling and inset down lighters.



**Open Plan Kitchen/Dining Room - 25'7 x 9'3 (7.80m x 2.82m)**

**Kitchen Area:**

Tiled flooring, a range of eye and base level units with quartz work surface and Butler sink (hot/cold mixer with a filtered water tap). Built in double oven and microwave, 5 ring gas hob with extraction over, integral fridge/freezer and dishwasher. Double glazed windows to rear, concealed water softener, inset down lighters.

**Dining Area:**

Tiled flooring, radiator, coving to ceiling, ceiling light point, open into the garden room and double doors into:



**Family/Play Room - 15'1 x 13'1 (4.60m x 4.00m)**

Carpeted, double glazed window surround to two sides, four Velux windows (remote controlled with rain sensors and external shutters) and double doors to garden, electric 'log burner' in central fireplace, radiator and inset down lighters.

**Living Room - 17' into bay window x 10'10 (5.18m x 3.30m)**

Carpeted, double glazed, bay window to front, feature marble fireplace with gas fire, radiator, coving to ceiling, wall lights and ceiling light point. Double doors into kitchen/dining room.

**Downstairs W.C.:**

Amtico flooring, low level w.c., wash hand basin, double glazed, opaque window to side, heated towel rail, extraction fan and spotlights.



First floor landing: carpeted, airing cupboard, coving to ceiling, loft access (partly boarded), inset down lighters. Doors into:

**Bedroom 1 - 12'2 x 10'10 (3.72m x 3.30m)**

Carpeted, double glazed window to front, built in triple wardrobes, radiator and ceiling light point. Door into:

**En-suite Shower Room:**

Tiled flooring, double shower cubicle, low level w.c. and wash hand basin with cupboards under. Double glazed, opaque window to front, heated towel rail, part tiled walls, extraction fan and inset down lighters.

**Bedroom 2 - 12'5 x 11'1 (3.78m x 3.38m)**

Carpeted, double glazed window to front, built in triple wardrobes, radiator and ceiling light point.

**Bedroom 3 - 9'6 x 7'10 (2.90m x 2.40m)**

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

**Bedroom 4 - 7'11 x 6'5 (2.42m x 1.96m)**

Carpeted, double glazed window to rear, fitted wardrobes, radiator and ceiling light point.

**Family Bathroom:**

Antico flooring, panel bath with overhead shower attachment, low level w.c. and wash hand basin with cupboard below. Double glazed, opaque window to rear, heated towel rail, part tiled walls, extraction fan and inset down lighters.







**Outside:**

To the rear is a good sized, landscaped garden. Step out onto a shaped patio across back of the property. The remainder is mainly laid to lawn leading up to a further patio space at the top of the garden. Storage shed, panel fencing, outside lighting and tap. Gated side access to the front.

**Part converted garage** - the front half is storage, with 'Up & Over' door to front.

To the front, block paved driveway for 2 vehicles.

*Agent Notes: Internal Shutters to windows throughout the house.*



FULL ADDRESS

28 Cedar Park Bishops Stortford, Herts, CM23 4JU.

SERVICES

Gas fired central heating, mains electricity, water and drainage

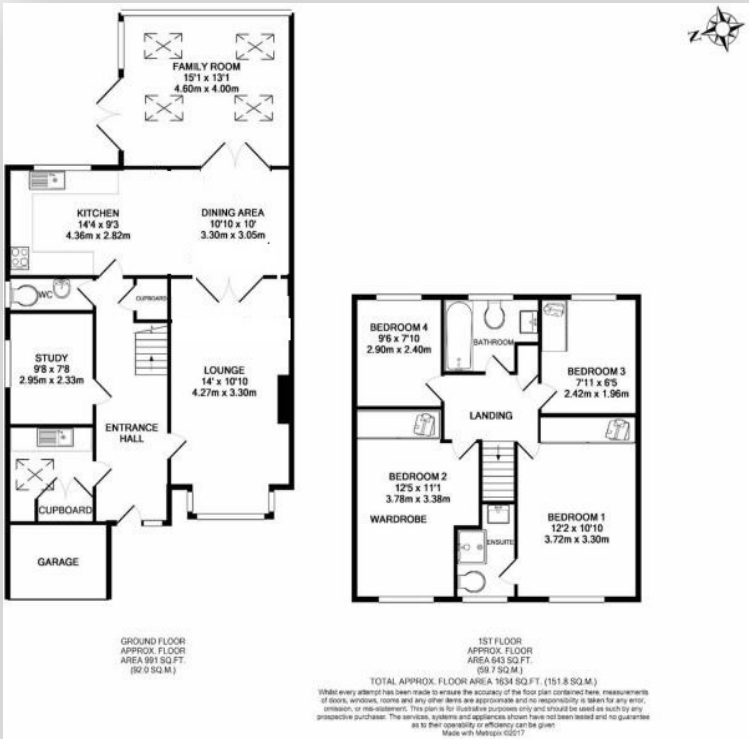
LOCAL AUTHORITY

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

COUNCIL TAX

Band E (£251 pcm)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**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.

Instruction by

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