



PESTELL & Co

ESTABLISHED 1991

53 Pewterers Avenue, St. Michaels Mead, Bishops Stortford, Herts

GUIDE PRICE - £825,000

A stunning 4 bedroom town house, wonderfully presented throughout. Located in the popular St. Michaels Mead development, the spacious and versatile living accommodation consists of entrance hallway, sitting room, kitchen/dining room, garden room, two utility rooms, study and ground floor w.c. On the first floor is the living room and the principle bedroom including en-suite bath/shower room, whilst on the top floor are the three remaining bedrooms with further en-suite bath/shower room and another shower room for the final two bedrooms. Externally is an attractively landscaped garden, garage and driveway to the front. All situated at the end of a quiet cul-de-sac, within walking distance of local schooling.

Hardwood front door into:

Entrance Hallway - 18'7 in length (5.66m)

Oak flooring, storage cupboard, under stairs cupboard, two radiators, coving to ceiling and two ceiling light points. Carpeted staircase to first floor accommodation, door into kitchen and double doors into:

Sitting Room - 14'11 x 14'7 (4.55m x 4.45m)

Oak flooring, two double glazed, sash windows to front with shutters, central sandstone fireplace place with gas fire and built in units and shelving to either side, radiator, coving to ceiling and ceiling light point. Door into:



Kitchen/Dining Room - 22'1 x 14'6 (6.43m x 4.42m)

Oak flooring, bespoke kitchen comprising of a range of eye and base level units with a wooden work surface, breakfast bar, inset sink and drainer. Rangemaster style oven with extraction above, integral dishwasher, fridge/freezer, two radiators, coving to ceiling and inset down lighters.

Utility Room:

Oak flooring, eye and base level units with a wooden work surface and double Butler sink. Space for washing machine and tumble dryer, wall mounted boiler, double glazed window to rear, radiator and ceiling light point.



Garden Room - 13'4 x 6'9 (4.06m x 2.06m)

Open from the dining room - Oak flooring, double opening doors with side windows to rear garden, large lantern window above, two radiators, coving to ceiling and inset down lighters.

Study - 10'9 x 7'11 (3.28m x 2.41m)

Oak flooring, double opening doors to rear garden, radiator and ceiling light point. Door into:

Utility Room:

Oak flooring, eye and base level units with wooden work surface, space for fridge/freezer, radiator and spotlights.

Ground Floor Cloakroom:

Tiled flooring, low level w.c., wash hand basin with cupboards under, heated towel rail, extraction fan and ceiling light point.



Second floor landing Area:

Carpeted, airing cupboard, radiator, coving to ceiling, loft access, two ceiling light points and doors to:

Bedroom 2 - 12'7 x 12'6 (3.84m x 3.81m)

Carpeted, two double glazed windows to front, built in double and single wardrobes, radiator, coving to ceiling and ceiling light point. Door into:

En-suite Bath/Shower room:

Vinyl flooring, panel bath with shower attachment, separate shower cubicle, low level w.c. and wash hand basin with cupboards under. Double glazed, opaque window front, heated towel rail, part tiled walls, extraction fan, coving to ceiling and ceiling light point.

Bedroom 3 - 14'4 x 10'9 (4.37m x 3.28m)

Carpeted, double glazed window to rear, built in double and single wardrobes, coving to ceiling and ceiling light point. Door into:

Shower room:

Tiled flooring, double shower cubicle, low level w.c., wash hand basin with cupboards below. Double glazed, opaque window to rear, tiled walls, radiator, extraction fan and inset down lighters. Door into:

Bedroom 4 - 10'5 x 6'8 (3.18m x 2.03m)

Carpeted, double glazed window to rear, built in wardrobe, radiator, coving to ceiling and ceiling light point.



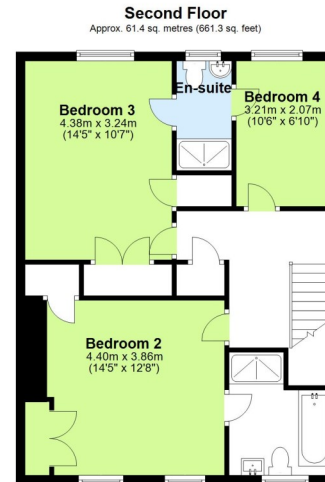
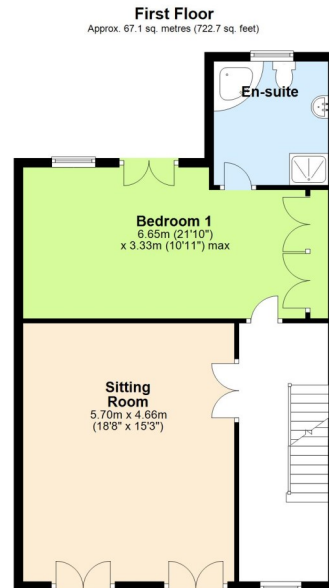
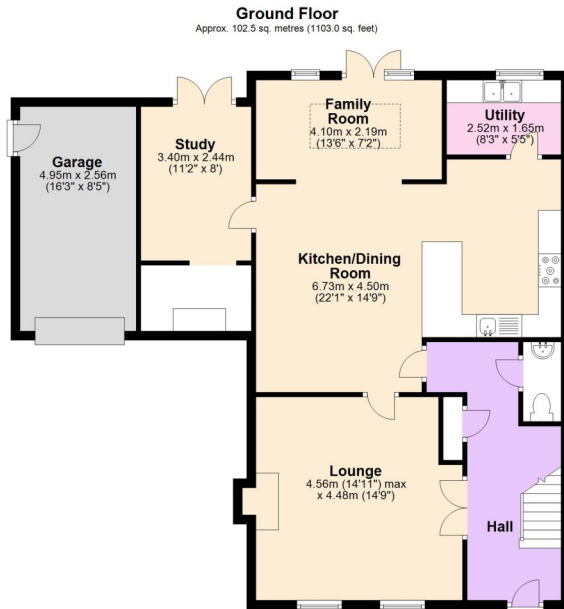
Outside:

To the rear is an attractively landscaped garden, offering shaped patio space across the back of the property, with pergola seating area. The remainder is mainly laid to lawn with well stocked plant beds, mature trees and laid bark play space. Further ample paved space to the side of the property, housing a storage shed, gated access to front and door into garage. Outside lighting and tap.

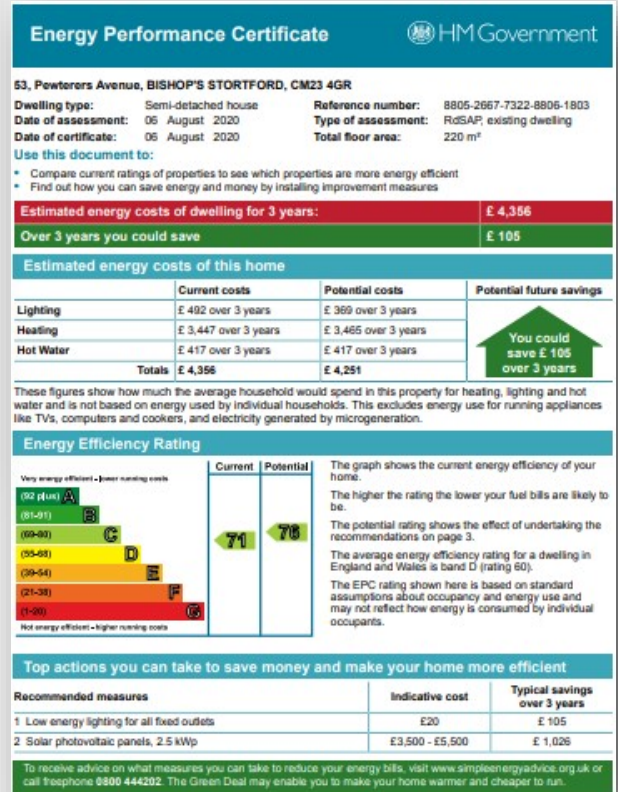
GARAGE - Electric roller door, boarded above, light and power.

Block paved parking in front of the garage. Lawned frontage behind wrought iron fence.





Total area: approx. 231.1 sq. metres (2487.0 sq. feet)



**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

53 Pewterers Avenue, St. Michaels Mead, Bishops Stortford, Herts, CM23 4GR

SERVICES

Gas fired central heating, Mains electricity, water, drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band G

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.

First flooring landing Area:

Carpeted, double glazed window to front, radiator, coving to ceiling, two ceiling light points, carpeted stairs to second floor and doors to:

Living Room - 18'9 x 14'10 (5.72m x 4.21m)

Carpeted, two sets of double opening doors to 'Juliet' balconies to the front, central sandstone fireplace place with gas fire, radiator, coving to ceiling and ceiling light point.



Bedroom 1 - 20'2 x 10'6 (6.15m x 3.20m)

Carpeted, two sets of double opening doors to 'Juliet' balconies overlooking the rear garden, a bank of built in wardrobes, radiator, coving to ceiling and ceiling light point. Door into:

En-suite Bath/Shower room - 9'2 x 8'2 (2.79m x 2.49m)

Tiled flooring, corner bath, separate corner shower cubicle, low level w.c., wash hand basin with units surround. Double glazed, opaque window to rear, part tiled walls, heated towel rail, extraction fan, coving to ceiling and inset down lighters.

