



PESTELL & Co
ESTABLISHED 1991

26 Hayley Bell Gardens, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £550,000

A recently refurbished and extended four bedroom semi-detached family house situated in this popular location within walking distance of excellent local schools. The property offers modern, quality finished accommodation, consisting of entrance hallway, open plan kitchen/living/dining room, study, conservatory, utility/boot room and ground floor shower room. Upstairs are the four bedrooms and fitted family bathroom. Externally is good size rear garden with functional workshop/office and private driveway to the front for two vehicles.

Part glazed front door with porch over into:

ENTRANCE HALLWAY:

Wood flooring, two windows to front, radiator and inset down lighters.

Carpeted staircase to first floor accommodation, doors into:

KITCHEN/LIVING/DINING ROOM - 30'7 x 15'1 (9.33m x 4.61m)

Living space - wood flooring, window to front, two radiators, leads into the kitchen - a range of eye and base level units with quartz work surface, sink and drainer unit and central island with quartz work surface, integrated oven, four ring electric hob and extraction hood over. dishwasher and space for fridge/freezer. Sliding doors into conservatory, window to rear and two skylights, inset down lighters throughout. Doorway into:

UTILITY/BOOT ROOM - 7'6 x 6'5 (2.29m x 1.95m)

Wood flooring, space for appliances, part glazed door and window to rear, radiator and ceiling light point. Door into:



GROUND FLOOR SHOWER ROOM:

Tiled flooring, walk-in shower, pedestal wash hand basin and low level w.c. Heated towel rail, part tiled surround, extraction fan and inset down lighters.

CONSERVATORY - 9'4 x 7'4 (2.84m x 2.25m)

UPVC framed, glazed to two side with doors out to the garden, wood flooring, radiator and lighting.

STUDY - 9'3 x 7'6 (2.82m x 2.29m)

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



Carpeted staircase leading to the first floor accommodation:

LANDING AREA:

Split level, carpeted, loft access (ladder, boarded, light) ceiling light point and doors to all rooms.

BEDROOM 1 - 15'1 x 9'7 (4.61m x 2.93m)

Carpeted, two windows to front, built in overhead units, radiator and ceiling light point.

BEDROOM 2 - 9'3 x 9' (2.81m x 2.74m)

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

BEDROOM 3 - 12'6 x 7'5 (3.81m x 2.25m)

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

BEDROOM 4 - 12'11 x 7'5 (3.93m x 2.25m)

Carpeted, window to front, built in wardrobes and units, radiator and ceiling light point.

BATHROOM:

Fully tiled, panel bath, low-level w.c., pedestal wash hand basin, opaque window to rear, heated towel rail, extraction fan and inset down lighters.



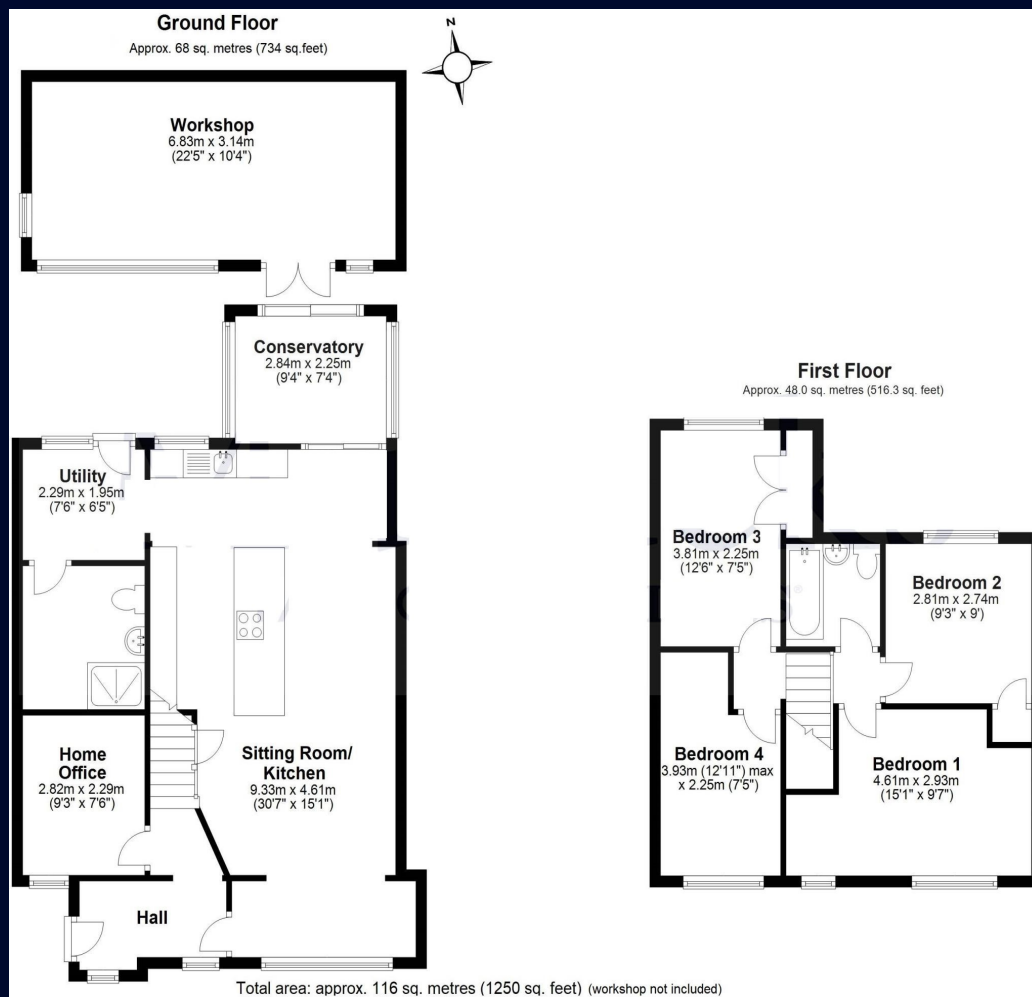
OUTSIDE:

A good size rear garden including shaped patio space across the back of the property, the remainder being mainly laid to lawn with borders. Outside lighting. To the top of the garden:

WORKSHOP/OFFICE - 22'5 x 10'4 (6.83m x 3.14m) wood effect laminate flooring, windows to front, light and power. Door into a storage room/workshop.

Private driveway to the front for two vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

26 Hayley Bell Gardens, Bishops Stortford, Herts, CM23 3HB

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band D



Instruction by

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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.

