



PESTELL & Co  
ESTABLISHED 1991



## 44 Badgers, Thorley Park, Bishops Stortford, Herts.

**GUIDE PRICE - £675,000**

*A beautifully presented and extended 5 bedroom, detached family home, located in the popular Thorley Park development. The property consists of an entrance hallway, large living room, dining room, conservatory, top of the line kitchen/breakfast room, utility room and ground floor w.c. Upstairs are the 5 bedrooms, with 2 en-suite shower rooms and a family bathroom. To the rear is a South facing garden with timber decking including integrated hot tub, as well as a double garage and private driveway for 4 vehicles to the front. All within walking distance of local amenities and schooling. This property comes highly recommended for an internal inspection.*

Storm porch, part glazed front door with opaque sidelight window leading into:

### **Entrance Hallway - 14'11 (4.55m) in length**

Oak wood flooring, under stairs storage cupboard, radiator, coving to ceiling, ceiling light point, carpeted stairs to first floor accommodation and door to:

### **LIVING ROOM - 16'11 x 12'7 (5.16m x 3.84m)**

Oak wood flooring, double glazed window to front, two radiators, coving to ceiling, four wall lights. Double opening, glazed doors into:



**DINING ROOM - 12'10 x 11'7 (3.91m x 3.53m)**

Oak wood flooring, double glazed, patio doors with side window to rear garden, radiator, coving to ceiling and inset down lighters. Door into:

**CONSERVATORY - 11'9 x 8'11 (3.58m x 2.72m)**

Oak wood flooring, double glazed, patio doors with side window to rear garden, further glazed door to front, opaque windows to side, radiator, glazed ceiling.

**GROUND FLOOR W.C:**

Tiled flooring, low level w.c., wash basin with cupboard below, double glazed opaque window to front. Heated towel rail, part tiled walls, coving to ceiling and ceiling light point.



### KITCHEN/BREAKFAST ROOM – 17'5 x 15'4 (5.31m x 4.67m)

Under floor heating, tiled flooring, an extensive range of eye and base level units with complementary work surfaces, inset stainless steel sink and drainer unit (including a ZipTap) and breakfast bar. All appliances integrated, including, double ovens, microwave, coffee machine, dishwasher, fridge, freezer and wine cooler. A central island offers a 4 ring induction hob with custom extraction over, work surface and units below. Two double glazed windows to rear and inset down lighters. Door into:

### UTILITY ROOM:

Under floor heating, tiled flooring, base level units, complementary work surface with Butler sink, space for washing machine and tumble dryer. Double glazed door to rear, wall mounted boiler, extraction fan and inset down lighters.



Carpeted, split level to either side, access to loft (ladder, boarded, light), coving to ceiling, ceiling light point and doors leading to:

**BEDROOM 1 – 15'8 x 12' (4.78m x 3.66m)**

Carpeted, double glazed windows to front and rear, plus two Velux windows. Custom built TV space and storage, two radiators, exposed beam work, storage to the vaulted ceiling and ceiling light point. Door into:

**EN-SUITE SHOWER ROOM:**

Tiled flooring, corner shower cubicle, low level w.c, wash hand basin with cupboard under, heated towel rail, extraction fan and inset down lighters.

**BEDROOM 2 – 11'6 x 10'4 (3.51m x 3.15m)**

Oak flooring, double glazed window to rear, radiator, coving to ceiling and ceiling light point.

**EN-SUITE SHOWER ROOM:**

Under floor heating, fully tiled, walk-in double shower cubicle, low level w.c, wash hand basin. Double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.

**BEDROOM 3 – 10'3 x 10'2 (3.12m x 3.10m)**

Oak wood flooring, double glazed window to rear, radiator, coving to ceiling and ceiling light point.

**BEDROOM 4 – 11'6 x 7'10m(3.51m x 2.38m)**

Oak wood flooring, double glazed window to front, radiator, coving to ceiling and ceiling light point.

**BEDROOM 5 – 10'2 x 7'3 (3.10m x 2.21m)**

Oak wood flooring, double glazed window to front, radiator, coving to ceiling and ceiling light point.

**FAMILY BATHROOM:**

Fully tiled, freestanding bath with shower attachment, wash hand basin with units below and low level w.c. Double glazed, opaque window to side, heated towel rail, extraction fan and inset down lighters.





## OUTSIDE:

To the rear is an attractive, South facing garden. With shaped patio space off the house, the remainder is mainly laid with Astro Turf. Well stocked plant beds and to one corner is a timber decked space, with integrated hot tub and lighting. Panel fencing, outside lighting and tap and door into garage.

**DOUBLE GARAGE - 18'3 x 15'9 (5.56m x 4.81m)** Electric roller door, light and power, door to rear garden.

To the front, block paved driveway with space for 4 vehicles.





FULL ADDRESS

44 Badgers, Thorley Park, Bishops Stortford, Herts, CM23 4ET

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	80   c
55-68	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.