



PESTELL & Co
ESTABLISHED 1991

18 Clipped Hedge, Hatfield Heath, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £495,000

An extended three bedroom, semi-detached family home in a popular village location. The ample living accommodation comprises entrance hallway, living room, kitchen/dining room, garden room and ground floor shower room. On the first floor are the three double bedrooms and a family bathroom. Externally is an attractive rear garden, a tandem length garage with driveway in front. Situated on a quiet cul-de-sac within walking distance of local amenities.

Part glazed front door into:

Entrance Hall

Wood effect laminate flooring, cupboard, radiator and ceiling light point.

Staircase to first floor accommodation and door into:

Living Room - 18'8 x 13'5 (5.68m x 4.09m)

Wood effect laminate flooring, boxed bay window to front and feature log burner. Built in storage units, two radiators, coving to ceiling, wall lights and ceiling light point.



Outside:

Externally is an attractive rear garden, including a shaped patio space off the back of the house and a laid to lawn remainder with well established plant borders. Pathway to the top which includes a further paved space. Outside lighting and tap. Door into garage and gated side access leading to the front.

TANDEM GARAGE - 33'3 x 9'1 (10.14m x 2.78m)

'Up & Over' door, light and power. Door and window out to rear garden. Shared driveway running down the side of the house, driveway for 2 vehicles on the front. Lawned frontage.



FULL ADDRESS

18 Clipped Hedge, Hatfield Heath, Bishops Stortford, Herts, CM22 7EG

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford Council Offices, Council Offices, London Road, Saffron Walden CB11 4ER

AGENT NOTES

Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.

Kitchen/Dining Room - 18'6 x 9'10 (5.68m x 3.00m)

Tiled flooring, a range of eye and base level units with complementary work surface and stainless steel sink and drainer. Space for appliances and spot-lights. Door into utility cupboard, space for washing machine and freezer. Dining area with laminate flooring, window to side, radiator and spotlights.

Garden Room - 11' x 9' (3.35m x 2.75m)

Wood effect laminate flooring, double opening doors with side windows to rear garden, plus two skylights. Storage cupboard, radiator and wall lights.

Downstairs Shower room:

Wood effect laminate flooring, shower cubicle, low level w.c., pedestal wash hand basin. Opaque window to rear, Velux window, radiator, extraction fan and ceiling light point.



First floor landing, wood effect laminate flooring, airing cupboard, loft access, ceiling light point. Doors to all rooms:

Bedroom 1 - 13'8 x 9'5 (4.16 x 2.87m)

Wood effect laminate flooring, window to front, built in wardrobes and units, radiator, and ceiling light point.

Bedroom 2 - 10' x 9'1 (3.06m x 2.77m)

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

Bedroom 3 - 9'10 x 9'10 (3.00m x 3.00m)

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

Family Bathroom:

Carpeted tiled flooring, panel bath with overhead shower attachment, low level w.c., pedestal wash hand basin. Opaque window to rear, radiator, tiled walls, extraction fan and ceiling light point.

