



PESTELL & Co  
ESTABLISHED 1991



## 31 Alsa Gardens, Elsenham, Bishops Stortford, Herts

GUIDE PRICE - £365,000

*An appealing three bedroom family home situated in a popular cul-de-sac within walking distance of the village centre amenities and mainline railway station. The accommodation comprising entrance hallway, living room with dining area and fitted kitchen to the rear, with three bedrooms and a modern shower room to the first floor. Externally, is a beautifully presented, South facing rear garden with a patio area, a garage arranged en bloc and a driveway to the front of the property providing off street parking for two vehicles.*

Part glazed, front door, with porch over, into:

### ENTRANCE HALLWAY:

Wood effect laminate flooring, radiator, ceiling light point. Carpeted stairs leading to first floor accommodation and door into:

### LIVING ROOM - 14' 4 x 12' 0 (4.39m x 3.66m)

Carpeted, double glazed window to front, feature brick fireplace, under stairs cupboard, radiator and ceiling light point. Open into:



## OUTSIDE:

To the rear is a beautifully presented South facing rear garden with patio area running along the back of the property. The remainder of the garden is mainly laid to lawn with well established plant borders. To the top of the garden are two storage sheds, outside tap, all enclosed by panel fencing.

**GARAGE EN-BLOC** - 'Up & Over' door.

Private driveway to the front for 2 vehicles.



FULL ADDRESS

31 Alsa Gardens, Elsenham, Bishops Stortford, Herts, CM22 6HB

SERVICES

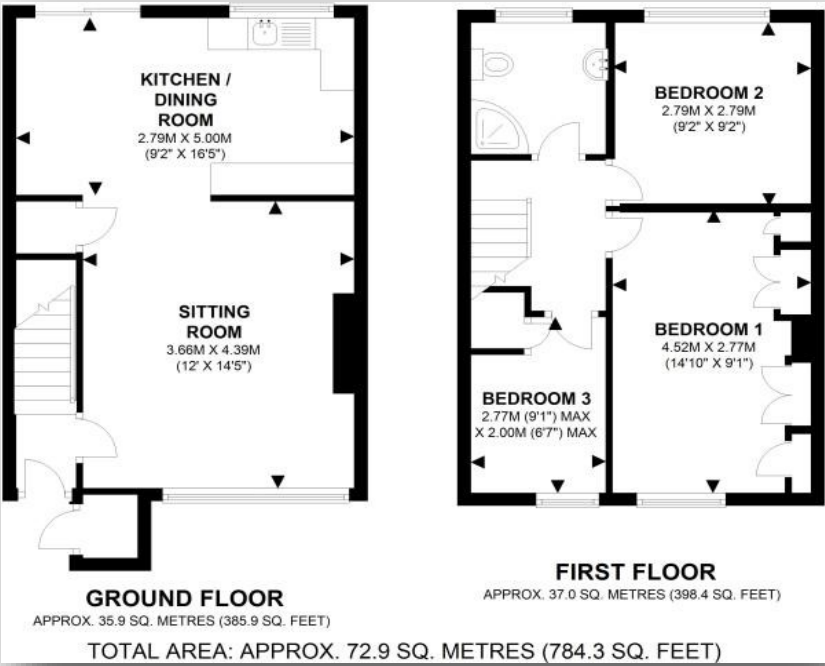
Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

OPEN PLAN - 16' 4 x 9' 1 (5.00m x 2.79m) max

**DINING AREA -**

Carpeted, sliding doors to rear garden, radiator, ceiling light point and open into:

**KITCHEN -**

Wood effect laminate flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Space for kitchen appliances, window to rear garden and ceiling light point.





#### **LANDING AREA:**

Carpeted, access to loft (boarded, light), inset down lighters and doors to:

#### **BEDROOM 1 - 14' 9 x 9' 1 (4.52m x 2.77m) max**

Carpeted, window to front, fitted wardrobes and units, airing cupboard (water tank and boiler), radiator and ceiling light point.

#### **BEDROOM 2 - 9' 1 x 9' 1 (2.79m x 2.79m)**

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

#### **BEDROOM 3 - 9' 1 x 6' 6 (2.77m x 2.00m) max**

Wood effect laminate flooring, window to front, radiator, over stairs cupboard and ceiling light point.

#### **SHOWER ROOM:**

Fully tiled, corner, double shower cubicle, low level w.c., wash hand basin with cupboards below. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.

