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PESTELL & Co
ESTABLISHED 1991

61 Ellenborough Close, Thorley Park, Bishops Stortford, Herts.

GUIDE PRICE - £390,000

A wonderfully presented two bedroom, link-detached home. The property consists of an entrance hallway, kitchen, living/dining room, whilst upstairs there are the two double bedrooms and a shower room. Externally there is a beautifully landscaped, South/East facing rear garden, plus a garage with private driveway in front. All within walking distance of the local schooling and amenities of the popular Thorley Park development.

Part glazed front door with porch over, into:

ENTRANCE HALLWAY:

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

Carpeted stairs to first floor and archway into:

KITCHEN - 10'8 x 5'8 (3.25m x 1.73m)

Tiled flooring, a range of eye and base level units with complementary work surface with inset sink and drainer unit. Built in double oven, 4 ring electric hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. Double glazed window to front, cupboard housing the boiler, splash back tiles and inset down lighters.

LIVING/DINING ROOM - 16'4 x 11'7 (m x 3.54m)

Wood effect laminate flooring, double glazed door and window to rear, large under stairs cupboard, radiator and 2 ceiling light points.



Landing space - carpeted, loft access (ladder, part boarded, light), ceiling light point. Doors to:

BEDROOM 1 - 11'7 x 9'7 (3.54m x 2.93m)

Carpeted, double glazed window to rear, a bank of fitted wardrobes, radiator and ceiling light point.

BEDROOM 2 - 11'7 x 9'10 (3.54m x 3.01m)

Carpeted, double glazed window to front, a bank of fitted wardrobes, over stairs cupboard, radiator and ceiling light point.

SHOWER ROOM:

Fully tiled, corner shower cubicle, wash hand basin - cupboards below, low level w.c. Double glazed opaque window to side, heated towel rail, extraction fan and inset down lighters.

OUTSIDE - A beautifully presented south/east facing rear garden with shaped patio across the back of the property. The remainder is mainly laid to lawn with plant borders. Door into garage, outside lighting, plus a storage cupboard to the front.

Garage - 'Up & over' door, light and power, storage above. Private driveway for two vehicles to the front.



FULL ADDRESS

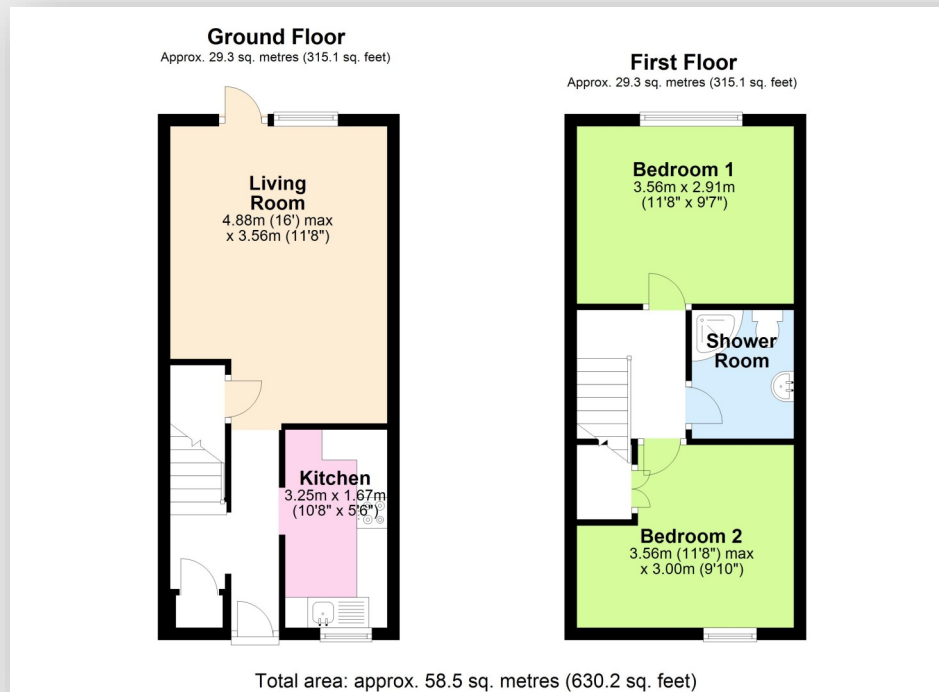
61 Ellenborough Close, Thorley Park, Bishops Stortford, Herts, CM23 4HT

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.