



PIMBLETT ROW, HEMHAM

OFFERS IN EXCESS OF £470,000

- NO ONWARD CHAIN
- 4 BEDROOM FAMILY HOME
- LARGE LIVING ROOM
- ADJOINING DINING ROOM
- VAULTED KITCHEN
- GROUND FLOOR CLOAKROOM
- PRINCIPLE BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE
- FOUR-PIECE FAMILY BATHROOM SUITE
- SOUTH FACING REAR GARDEN WITH ENTERTAINING PATIO
- OFF-STREET PARKING AND GARAGE

Positioned within a cul-de-sac in Henham, this 4 bedroom family home with south facing rear garden offers an entrance hall with downstairs cloakroom, large living room with adjoining dining room ideal for entertaining, separate kitchen with access to garage. The first floor offers three bedrooms and a four-piece family bathroom suite, whilst the second floor boasts the principle bedroom with a walk-in twin wardrobe and en-suite. Externally, the property offers off street parking, a garage, and a south facing rear garden with entertaining patio.





With uPVC panel and obscure front door opening into;

Entrance Hall

With ceiling lighting, wall mounted radiator, stairs to first floor landing, under stairs storage cupboard, wood effect laminate flooring, doors to rooms.

Cloak Room

Comprising a closed couple WC, wall mounted wash hand basin with mixer tap and tiled splashback, obscure window to side, ceiling lighting, wall mounted radiator, tiled flooring.

Living Room 17'0" x 11'2"

With window to front, inset ceiling downlighting, wall mounted radiator, TV, telephone and power points, wood effect laminate flooring, large bi-folding doors into;

Dining Room 18'0" x 8'5"

With French doors and window leading out to entertaining patio and garden beyond, inset ceiling downlighting, wall mounted radiators, array of power points, wood effect laminate flooring, door to kitchen and opening into;

Inner Hallway

With gas-fired boiler, hanging rail, ceiling lighting, wood effect laminate flooring.

Kitchen 15'9" x 8'0"

Partially vaulted room with Velux window to rear, further window and door to rear garden, kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splashback, 1 and a half bowl single drainer stainless steel sink unit with mixer tap, free-standing beko range with ovens and seven-ring gas hob with extractor fan above, recess power and plumbing for dishwasher, recess and power for fridge, inset ceiling downlighting, array of power points, wall mounted radiator, tiled flooring, door to;

Garage

With up-and-over door, eaves storage, power and lighting for washing machine and water softener with wall mounted fuseboard.

First Floor Landing

With window to side, power points, fitted carpet, ceiling lighting, airing cupboard housing pressurised hot water cylinder, fitted carpet, stairs rising to second floor, doors to rooms.

Bedroom 2 12'10" x 9'3"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 12'9" x 9'3"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Bedroom 4 8'6" x 8'3"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a four-piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin tap, closed couple WC, fully tiled shower cubicle with integrated shower, full tiled surround, obscure window to rear, inset ceiling down lighting, wall mounted radiator, tiled flooring.

Second Floor

Bedroom 1 14'4" x 10'1"

With window to side and further Velux windows to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, walk-in twin wardrobe with window to side with fitted carpet and radiator.

En-suite

Comprising a fully tiled shower cubicle with integrated shower, pedestal wash hand basin with twin taps, closed couple WC, half-tiled surround, inset ceiling downlighting, extractor fan and tiled flooring.

OUTSIDE

The Front

The Front of the property is approached via a tarmacadam driveway and pathway supplying off-street parking with lawn and mature bush that can easily be converted into additional parking if required, side personnel gate leading to;

Rear Garden

Approximately 30ft in length, south facing, split into patio and lawn, all retained by close boarded fencing with mature fruit tree to rear.



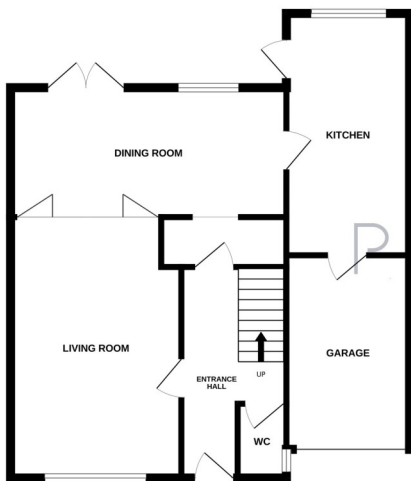
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

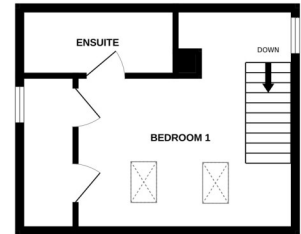
GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



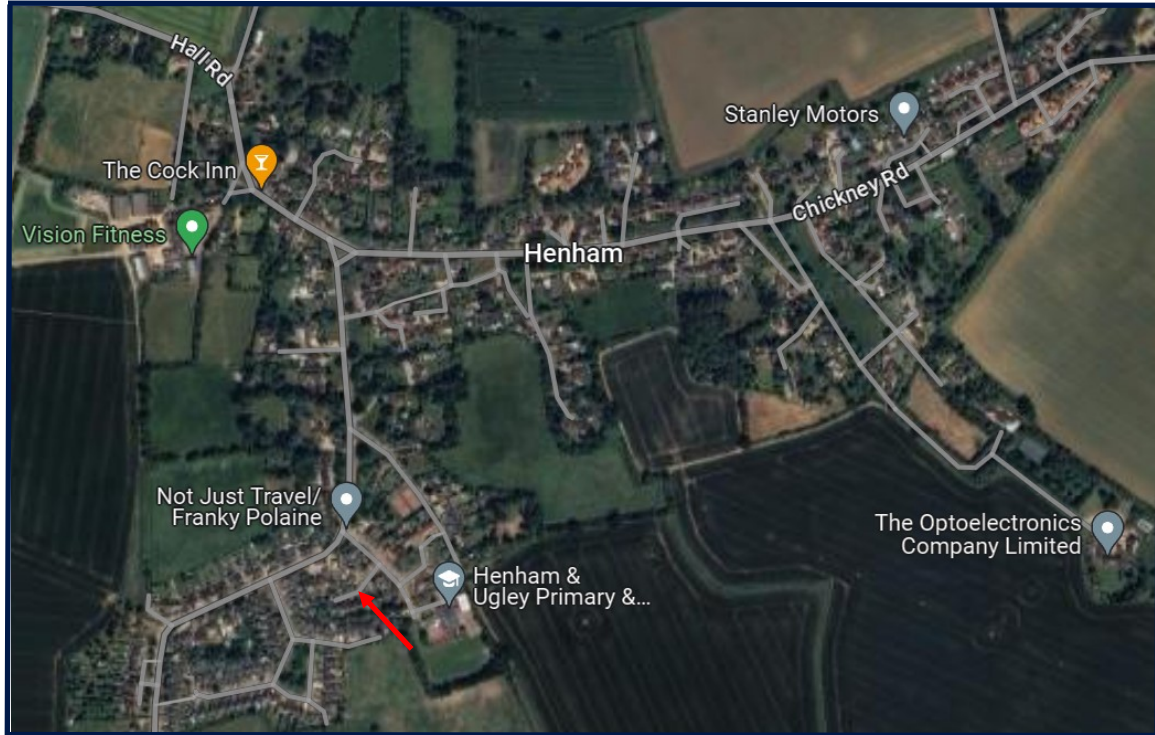
TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Pimblett Row is well placed and has easy road access to neighbouring Elsenham and the prosperous market towns of Great Dunmow and Bishop's Stortford which offer a wide range of amenities including schooling for all grades. There is also easy access to the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

4 Pimblett Row, Henham, Bishop's Stortford, Essex
CM22 6BT

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage, mains
water

LOCAL AUTHORITY

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

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.

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