



THE MEADOWS, THORLEY

TO LET - £1,600 PCM

- AVAILABLE 14/12/2024
- UNFURNISHED
- TWO DOUBLE-BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- OFF-STREET PARKING FOR 2 VEHICLES
- 35FT REAR GARDEN WITH ENTERTAINING PATIO
- SUMMER HOUSE SPLIT INTO HOME OFFICE AND STORAGE

We are pleased to offer this two double-bedroom semi-detached house with the ground floor comprising of a large living room, kitchen dining room with access to rear garden and a downstairs cloakroom. The first floor boasts two generous double bedrooms and a family bathroom. The front of the property is approached via a tandem length driveway supplying off-street parking for 2 vehicles. The rear garden is approximately 35ft in length and has an entertaining patio area, as well as a summerhouse split into two sections of home office and storage, both with power and lighting.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With wood effect laminate flooring, inset ceiling downlighting, wall mounted fuseboard, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback above, wall mounted radiator, obscure window to front, inset ceiling downlighting, tiled flooring.

Living Room 15'1" x 12'10"

With large feature bay window to front, stairs rising to first floor landing with under stairs storage cupboard, wood effect laminate flooring, TV and power points, wall mounted contemporary radiator, door through to;

Kitchen Diner 15'1" x 8'4"

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary wood block effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 5-ring gas hob with oven under and extractor fan above, recess power and plumbing for both fridge-freezer and washing machine, cupboard housing a Vaillant combination boiler, inset ceiling downlighting, wall mounted radiator, tiled flooring, array of power points, window to rear and further panel and glazed door to rear garden.

First Floor Landing

With access to loft with ladder and lighting, inset ceiling downlighting, power points, fitted carpet, doors to rooms.

Bedroom 1 – 15'1" (max) x 8'5"

With two windows to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, large over stairs storage cupboard.

Bedroom 2 – 12'10" x 8'4"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower, full tiled surround with glazed shower screen, pedestal wash hand basin with mixer tap, close coupled WC, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a tandem length tarmacadam driveway supplying off-street parking for 2 vehicles, with paved path leading to front door and further path with personnel gate leading to;

Rear Garden

Approx 35ft in length, split into entertaining patio, lawn and summerhouse to rear, west-facing in nature all retained by close boarded fencing, outside lighting and water point can also be found.

Summerhouse

Split into two sections of home office and storage both enjoying power and lighting.



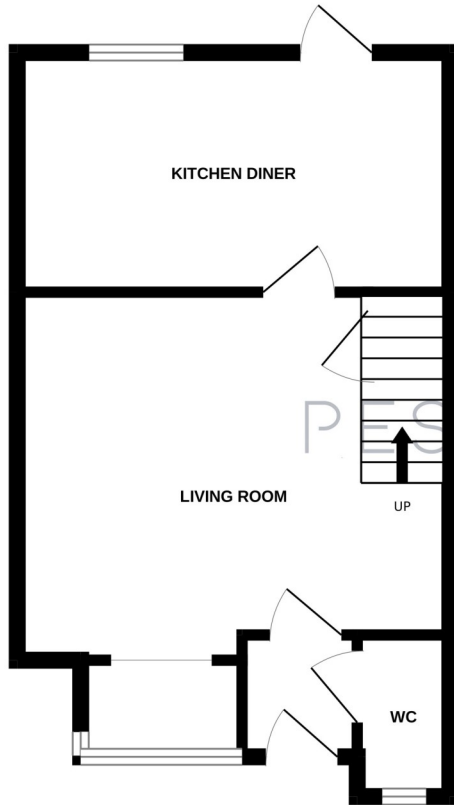
DETAILS

EPC

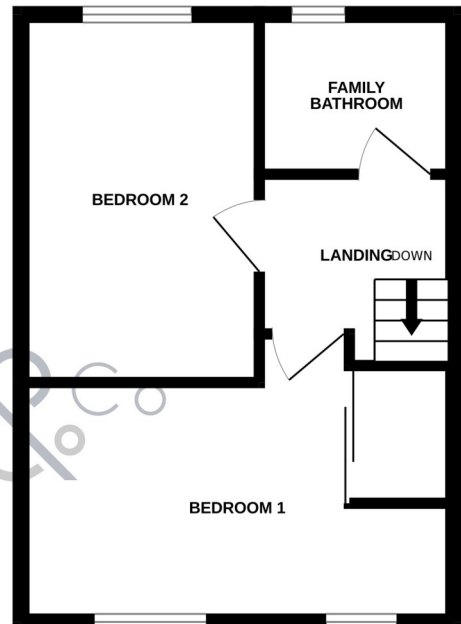
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



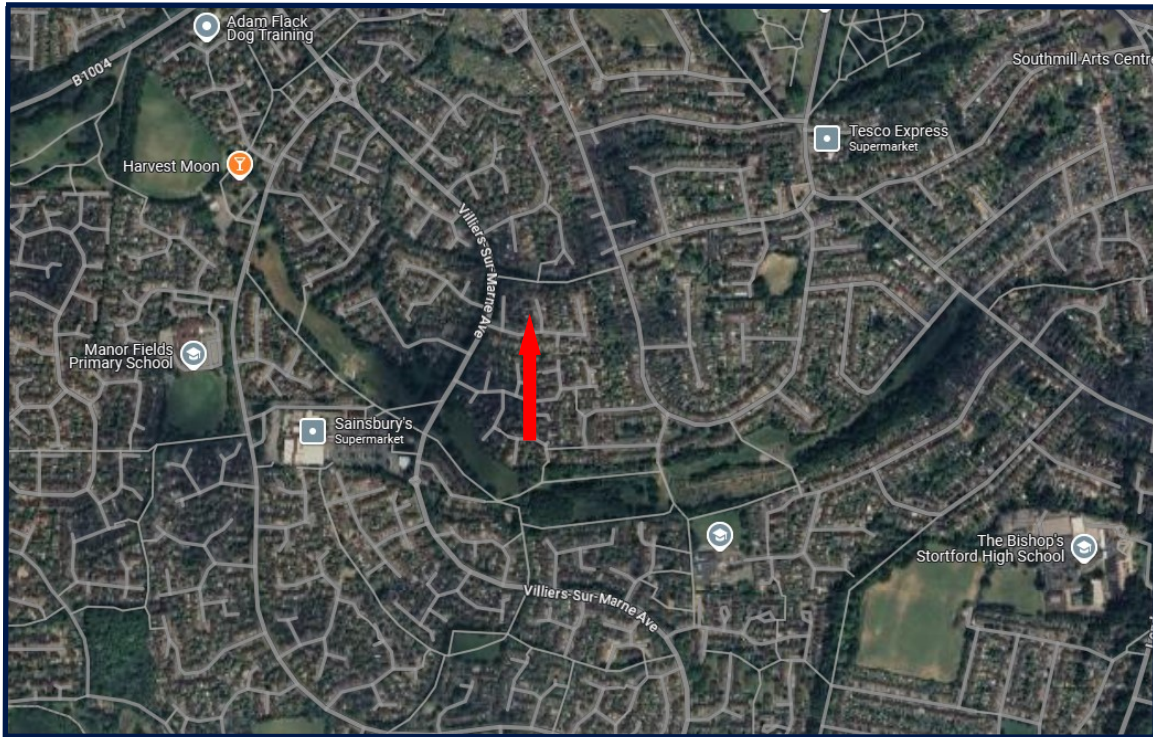
TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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

The Meadows is located in Thorley, Bishops Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport, with also the M11 and M25 motorways being just a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

13 The Meadows, Thorley, Bishop's Stortford,
Hertfordshire, CM23 4HD

COUNCIL TAX BAND

Band C

SERVICES

Mains electricity and water, gas central heating

LOCAL AUTHORITY

East Hertfordshire District Council, Wallfields, Pegs
Lane, Hertford, SG13 8EQ.

AGENTS NOTE: We believe information supplied in this brochure is accurate as of the date 25/11/2024. 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.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?