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Established 1986

Independent Estate Agents and Valuers



22, Prestwick Drive, Bishop's Stortford, Herts, CM23 5ES

Guide price £730,000

BEAUTIFULLY PRESENTED FAMILY HOME CLOSE TO SHOPS AND SCHOOLS WITH A 75FT SOUTH FACING REAR GARDEN.

Located in the popular North East corner of town, this substantial family home has been extended and modernised by the current owners. The accommodation is arranged over two levels and features a large open plan kitchen/dining room, three further reception rooms, four spacious bedrooms and two first floor bath/shower rooms.

To the front there is driveway parking for three/four cars and a garage/store. To the side there is a full length insulated lean to. The rear garden is South facing and approximately 75ft deep with an integrated irrigation system and ambient lighting.

Prestwick Drive is a quiet location in an established residential area in the town. This property is located close to two excellent primary schools and excellent secondary schools. There is a parade of shops within a short walk and the train station and town centre are within comfortable walking distance. M11 access is just 5 minutes by car.

The Council Tax Band is E / The EPC Rating is TBC

Entrance Hall

Spacious and bright entrance hall with stairs to the first floor, radiator, storage cupboard under the stairs, door to sitting room and opening through to inner hall.



Inner Hall

9'4" x 7'3" (2.87m x 2.23m)

Good size reception area with bespoke fitted cupboards and lighting, cupboard housing additional fridge/freezer and larder cupboard.

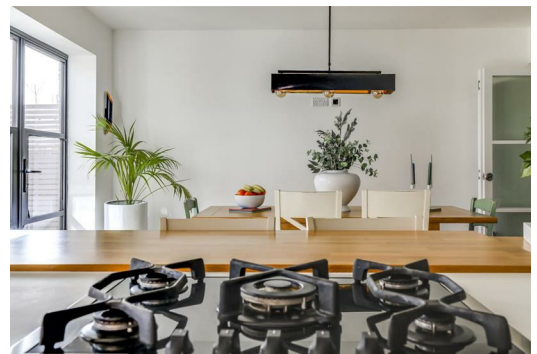


Impressive Open Plan Kitchen/Dining Room

19'8" max x 18'0" max (6.00m max x 5.51m max)

Large open plan living area which is South facing and wonderfully bright featuring;

- Picture window with views on to the rear garden
- Double aluminium framed doors opening onto a patio area
- Large island unit with excellent storage, five ring gas hob and breakfast bar
- Integrated appliances including two ovens (one with microwave function), dishwasher and Monarch Midi water softener.
- Space for large fridge/freezer
- Dining area able to accommodate a large table
- CAT5e connection
- Log burning stove



Family Room

10'4" x 9'4" (3.16m x 2.87m)

With bi-folding glazed doors leading to the open plan kitchen/dining room and a single door leading to the inner hall, this reception room is a versatile space and currently used as a family room. Wall mounted radiator, exposed wood flooring and CAT5e connection.



Sitting Room

13'5" max x 12'0" max (4.09m max x 3.67m max)

Welcoming reception room fireplace and gas fire, bespoke fitted TV unit with lighting and cupboards/shelving to each side, bespoke fitted desk with cupboards and shelving, double glazed windows to the front, radiator and CAT5e connection.



Study

9'7" x 6'8" (2.93m x 2.04m)

Nicely positioned away from the principle living areas, double glazed windows and door to the rear, bespoke fitted cupboards, Vaillant gas fired boiler, radiator, CAT5e connection, door through to;



Utility Room and WC

7'9" x 7'2" (2.37m x 2.19m)

Fitted with a range of cupboards and shelving, housing for washing machine and tumble dryer, work top with butler sink and cupboards under, radiator and WC.

First Floor Landing

Split landing with doors to all rooms and access to the loft space. The loft space is fully boarded and accessed via a wooden fold away ladder. The loft is illuminated with LED batten lights.



Bedroom 1

11'11" x 10'5" (3.64m x 3.18m)

Large double bedroom with double glazed windows to the front, radiator and wall to wall fitted wardrobes.



Bedroom 2

11'10" x 9'5" (3.61m x 2.89m)

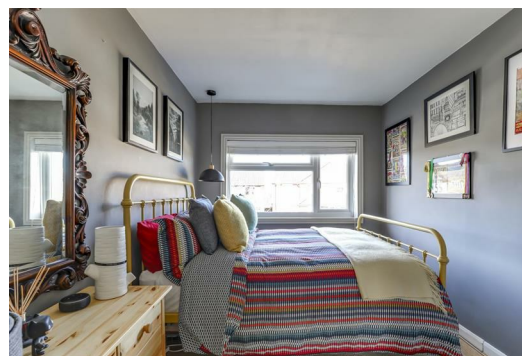
Large double bedroom with double glazed windows to the rear, radiator and fitted cupboards.



Bedroom 3

11'10" max x 8'1" (3.61m max x 2.48m)

Double bedroom with double glazed windows to the front, radiator and fitted wardrobes.



Shower Room

Opposite bedroom three is a modern shower room with quality suite including wall mounted Hansgrohe shower, vanity unit with basin, WC, Bidet and heated towel rail.



Bedroom 4

8'11" x 8'1" (2.72m x 2.48m)

With fitted wardrobes, radiator and double glazed windows to the front.



Bathroom

8'6" max x 8'0" (2.61m max x 2.46m)

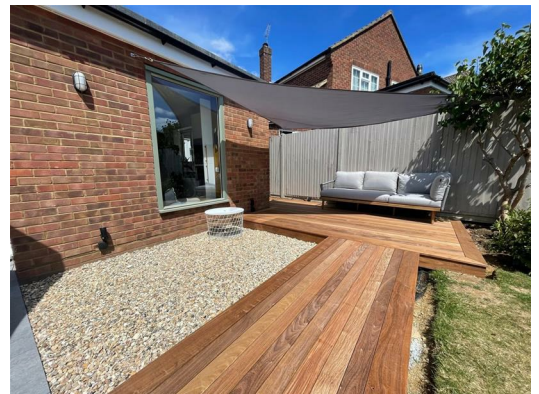
Quality bathroom suite with Kaldewei steel bath and independently controlled Grohe shower over, vanity unit with basin, WC, heated towel rail, double glazed windows to the rear.



Large Rear Garden

Beautiful South facing rear garden which is approximately 75ft deep and features;

- Outside kitchen to the side of the property which has a sink with hot and cold water and a natural gas supply allowing for a BBQ to be connected.
- Ambient wall lighting in and around the patio and hard wood deck area.
- Integrated irrigation system in the flower beds to the front and rear as well as double waterproof power sockets.
- Rear garden patios laid with porcelain slip resistant tiles leading to rear access points.
- A variety of mature trees and planting.



Front Garden and Parking

With integrated irrigation system in the flower beds and driveway parking for three/four cars.

Covered and Lockable Store

Full length insulated lean to on the side of the property which benefits from LED lighting, power, capped off hot and cold water and heating flow and return pipes (for a radiator if required). The lean to is fully demountable.

Garage/Store

With double doors to the front, power and light.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



**APPROX GROSS INTERNAL FLOOR AREA 159.10 SQM (1712.53 SQFT)
(INCLUDING GARAGE / STORE)**

GARAGE / STORE AREA 6.20 SQM (66.73 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE